

SAN FRANCISCO BAY AREA

LOCAL DEVELOPMENT Policy Survey

A DATA BASE INVENTORY of LAND DEVELOPMENT POTENTIAL



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LAND AND DEVELOPMENT Capacity



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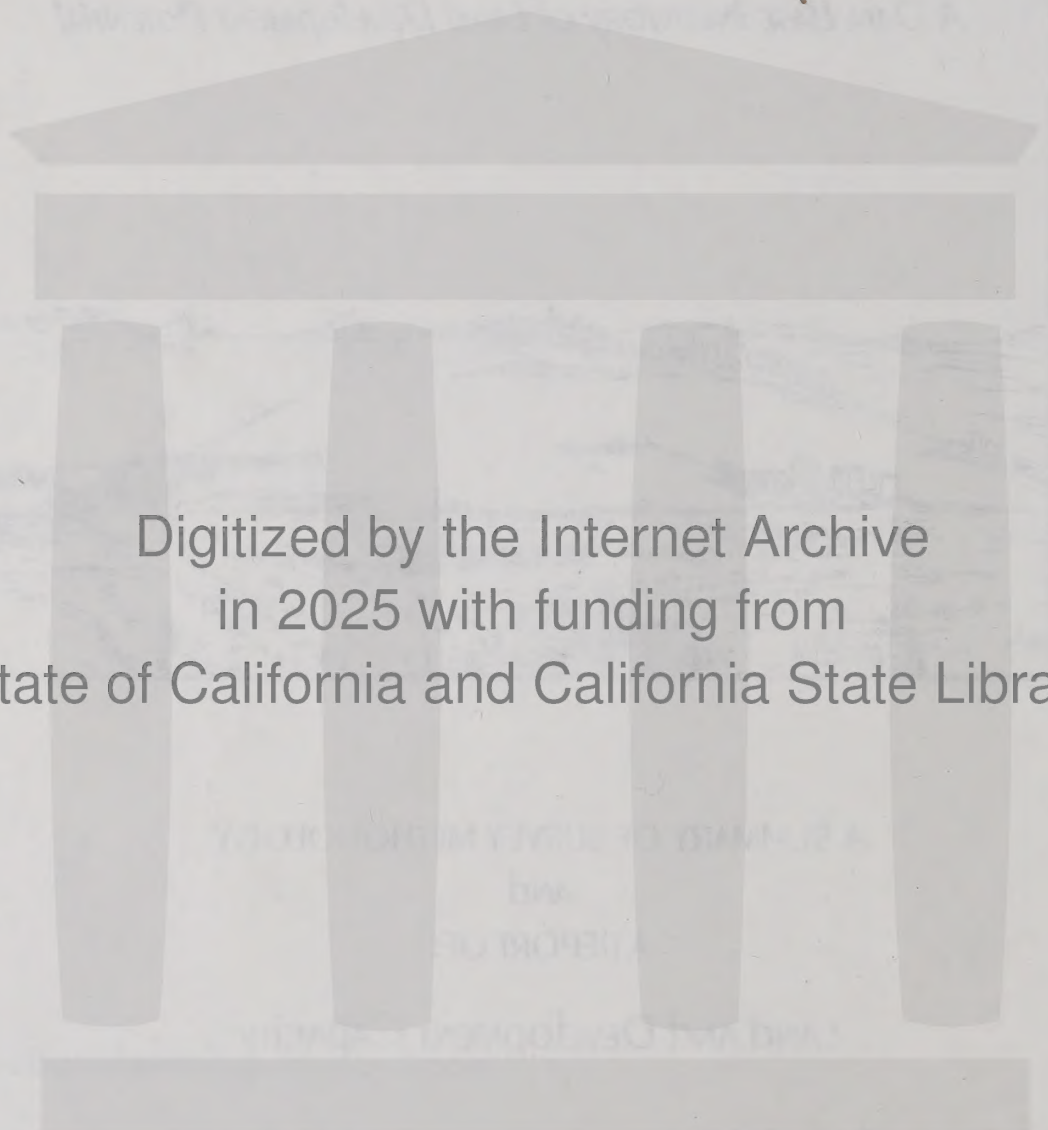
LAND AND DEVELOPMENT CAPACITY



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TABLE OF CONTENTS

SECTION I. INTRODUCTION AND BACKGROUND	1
PART A. SCOPE OF THE REPORT	1
PART B. HISTORY OF THE LOCAL POLICY SURVEY	2
<i>Original 1976 Survey</i>	2
Objectives	2
Survey Design	2
Conclusions	2
<i>1981-1982 Survey</i>	3
Overview	3
Objectives	3
Revised Survey Design	3
<i>Subsequent Updates</i>	4
SECTION II. DESCRIPTION OF THE LOCAL POLICY SURVEY AND DATA BASE	5
PART A. OBJECTIVES OF SURVEY	5
<i>Projections Modeling Input</i>	5
<i>Overall Research</i>	5
PART B. SURVEY DESIGN	6
<i>Overview</i>	6
<i>Data Tabulation</i>	6
PART C. DEFINITION OF TERMS	7
PART D. KEY ASSUMPTIONS	10
<i>Gross Versus Net Acres</i>	10
<i>Land Availability and Development Timing</i>	10
<i>Inclusion of Development Since 1990</i>	10
<i>Use of LAFCO Spheres of Influence</i>	10
SECTION III. ANALYSIS OF DEVELOPMENT POTENTIAL	11
PART A. REGIONAL OVERVIEW	12
<i>Summary of Development Potential</i>	12
Developed Acres	12
Overview of Acres Planned for Development	13
Redevelopment	15
PART B. SUBREGIONAL ANALYSIS	15
<i>Introduction</i>	15
<i>Residential Acres</i>	20
<i>Housing Unit Potential</i>	21
<i>Employment Activity: Local-Serving and Basic Potential Acres</i>	21

<i>Mixed-Use Development Potential</i>	23
<i>Second Growth/Redevelopment Potential</i>	26
PART C. LAND SUPPLY RELATIVE TO EXPECTED NEED	27
<i>Residential Land Supply</i>	27
<i>Land Supply for Employment Activities</i>	30
 SECTION IV. LOCAL POLICY SURVEY DATA SUMMARIES	 31
PART A. OVERVIEW	31
PART B. DESCRIPTION OF SUMMARY DATA REPORT FORMAT.....	31
<i>Summary of Developable Land, Post-1990</i>	31
<i>Survey Information</i>	32
<i>Second Growth/Redevelopment</i>	32
<i>Mixed Use Land</i>	32
<i>Residential Land and Potential Housing Units</i>	32
<i>Notes/Comments</i>	33
PART C. ORGANIZATION OF SUMMARY REPORTS.....	33
<i>Nine County Bay Region</i>	34
<i>North Bay Region</i>	35
<i>East Bay Region</i>	36
<i>South Bay Region</i>	37
<i>West Bay Region</i>	38
<i>Alameda County</i>	39
Alameda	40
Albany	41
Berkeley	42
Emeryville	43
Fremont	44
Hayward.....	45
Livermore.....	46
Newark	47
Oakland	48
Piedmont	49
Pleasanton	50
San Leandro	51
Union City	52
Ashland	53
Castro Valley.....	54
Cherryland	55
Dublin	56
San Lorenzo	57
Fairview.....	58

Contra Costa County.....	59
Antioch	60
Brentwood.....	61
Clayton	62
Concord	63
El Cerrito	64
Hercules.....	65
Lafayette	66
Martinez	67
Moraga.....	68
Pinole	69
Pittsburg	70
Pleasant Hill	71
Richmond	72
San Pablo	73
Walnut Creek.....	74
Alamo-Blackhawk.....	75
Bethel Island.....	76
Danville	77
Oakley-Sand Hill.....	78
Orinda.....	79
Rodeo-Crockett.....	80
San Ramon.....	81
Discovery Bay	82
West Pittsburg	83
Rural East C.C. County.....	84
Remainder	85
Marin County.....	86
Belvedere.....	87
Corte Madera.....	88
Fairfax	89
Larkspur-Kentfield	90
Mill Valley	91
Novato	92
Ross	93
San Anselmo	94
San Rafael.....	95
Sausalito-Marín City.....	96
Tiburon	97
Coastal Remainder.....	98
Remainder	99

Napa County	100
Calistoga.....	101
Napa.....	102
St Helena	103
Yountville.....	104
Angwin.....	105
Deer Park.....	106
American Canyon	107
Airport Industrial Areas	108
Remainder	109
San Francisco	110
San Mateo County.....	111
Atherton	112
Belmont.....	113
Brisbane	114
Burlingame.....	115
Colma.....	116
Daly City.....	117
Foster City	118
Half Moon Bay	119
Hillsborough.....	120
Menlo Park	121
Millbrae.....	122
Pacifica	123
Portola Valley	124
Redwood City	125
San Bruno	126
San Carlos.....	127
San Mateo	128
South San Francisco	129
Woodside	130
East Palo Alto.....	131
SF Airport.....	132
Remainder	133
Santa Clara County.....	134
Campbell	135
Cupertino	136
Gilroy	137
Los Altos.....	138
Santa Clara	139
Los Gatos.....	140
Milpitas.....	141
Monte Sereno	142

Morgan Hill.....	143
Mountain View.....	144
Palo Alto.....	145
San Jose.....	146
Santa Clara.....	147
Saratoga.....	148
Sunnyvale.....	149
San Martin.....	150
<i>Solano County</i>	151
Benicia.....	152
Dixon.....	153
Fairfield.....	154
Rio Vista.....	155
Suisun City.....	156
Vacaville.....	157
Vallejo.....	158
Remainder.....	159
<i>Sonoma County</i>	160
Cloverdale.....	161
Cotati.....	162
Healdsburg.....	163
Petaluma.....	164
Rohnert Park.....	165
Santa Rosa.....	166
Sebastopol.....	167
Sonoma.....	168
Windsor.....	169
Rural Santa Rosa.....	170
Rural Sebastopol.....	171
Rural Healdsburg.....	172
Rural Sonoma Valley.....	173
Rural Petaluma.....	174
Rural Rohnert Park-Cotati.....	175
Russian River.....	176
Coastal-Gualala Basin.....	177
Rural North East.....	178

TABLE OF FIGURES

FIGURE 1. GEOGRAPHIC BOUNDARIES OF THE FOUR SUBREGIONS.....	16
FIGURE 2. RELATIVE SHARE OF 1990 DEVELOPED LAND	18
FIGURE 3. RELATIVE SHARE OF DEVELOPABLE LAND SUPPLY	18
FIGURE 4. DEVELOPABLE LAND BY SUBREGION.....	19
FIGURE 5. HOUSING UNIT POTENTIAL BY SUBREGION	22

SECTION I. INTRODUCTION AND BACKGROUND

PART A. SCOPE OF THE REPORT

The Local Development Policy Survey (LPS) might best be described as an inventory of developable land. It identifies both vacant land and developed land with redevelopment potential. It also includes residential capacity information (housing unit potential). The inventory is derived from a survey of local governments. The focus is to identify development opportunities within the region by quantifying land as "available for development" according to local plan designations or policies.

This report serves two primary functions: first it provides current data summaries compiled for various geographic areas (region, county, city, etc.). Second, it provides documentation of the survey objectives, methodology, data collection, and key assumptions. In addition, the data presented in this report can facilitate further research and analysis regarding future developable land supplies in the region.

Information on the quantity and availability of land for future development is a cornerstone of ABAG's regional growth forecasts. The land capacity information is contained in a data base which serves as the supply side input to the ABAG demographic *Projections* modeling process.

The report is organized as follows: the rest of this section provides historical background. SECTION II details the survey itself, including survey objectives, design and tabulation, and important assumptions. SECTION III is an overview of regional and subregional development potential. SECTION IV provides a data base summary of development potential for counties and city study areas.

Tabulations are provided primarily in terms of acres and location of vacant and underutilized land planned for development within the region. For residential acres, dwelling unit potential is also identified. Development potential is also staged according to the earliest period when development could occur. Data summary reports aggregate the data base into two time periods; developable 1990-2000 and developable post-2000. The data may facilitate community and areawide comparisons of development opportunities and constraints. Combined with the most current *Projections* series document, this information can also be used to identify and explore regional development issues.

PART B. HISTORY OF THE LOCAL POLICY SURVEY

Following are historical highlights that trace the original development of the Local Policy Survey and overview important changes over time, including dates of major updates, and a tie-in to the use of the survey for given *Projections* series.

Original 1976 Survey

Objectives

ABAG conducted the first Local Development Policy Survey in 1976. This survey had two primary objectives:

- to inventory policies of cities, counties, service districts, and special authorities (state and regional) that manage land development and urban services; and
- to create a detailed estimate of local development potential. This survey enabled ABAG to expand the data base for vacant "available" land and to aggregate this information for inclusion into the growth projections in a systematic way. This survey focused on relatively large, vacant sites or areas. Typically, areas of fewer than 10 acres were not collected.

Survey Design

This survey was administered jointly by ABAG and local planning agency staff. It consisted of three components:

- a) a mailed questionnaire to identify the type of growth management program and implementation measures in effect in each locality;
- b) follow-up interviews of critical agencies to document the specific location, expected magnitude, timing and implementation of identified programs; and
- c) translation into a data base for future use in the computerized projection system.

The 1976 LPS also verified incremental land development which occurred during 1970-1975, allowing an update of the 1970 land use data base by census tract to 1975. The data base was used in ABAG's Series 3 Projections (*Projections 77*) and *Projections 79*.

Conclusions

Two main conclusions were drawn from this survey:

- the projected growth in households exceeded the total housing potential of vacant land designated for residential development and urban services under local zoning and capital improvement programs; and
- the projected growth in industrial employment and the associated demand for industrial land was much lower than the supply of vacant land zoned for industry.

1981-1982 Survey

Overview

The 1981-1982 survey incorporated additional geographic information: it aggregated information by community (Local Agency Formation Commission sphere of influence) and county (in addition to previous aggregations by census tract and zone), thus allowing greater usefulness and flexibility of the data. This survey also incorporated information for smaller and infill sites to a much greater extent than the previous survey.

Objectives

The overall survey objective was to quantify development opportunities in terms of residential acres (and dwelling unit potential) and acres for employment activity, and to reflect development constraints based on local policies or service limitations. Information on constraints is incorporated into the modeling process by staging the availability of land to particular (five year) time periods. Additional objectives included:

- identification of "second growth" development potential which included certain kinds of infill as well as re-use or intensification of developed sites;
- quantification of historical development for 1975-1980;
- identification of post-1980 development potential; and
- conversion to a data base that could be systematically updated.

Revised Survey Design

Individual sites, projects, or portions of census tracts were coded as "land units." As a second step, the land units were summarized into census tract and city sphere areas. Each land unit was maintained as a separate record that could be examined and changed in subsequent data base updates.

City and county planning departments were the primary source of information. During the course of the 1982 survey, every Bay Area city and county was contacted. Nearly all were interviewed in person. As with subsequent updates, local planners identified changes in the LAFCO sphere of influence and city boundaries, and developed and vacant land uses. Data was mapped and subsequently coded and input into data files. Data summaries were circulated to each city and county for local review and comment.

Due to its importance for the *Projections*, the focus of attention was on the post-1980 development potential. Potential changes (including intensity and type of use) in the supply of developed and developable land were identified either on the agency's community base map or on an overlay to a USGS quadrangle map. Local planners were asked to identify "committed" development projects, defined as projects for which local approval had been granted.

Subsequent Updates

Subsequent to the 1981-1982 survey, the data base has retained a relatively stable format and has been consistently maintained. Significant updates have been undertaken as a key prerequisite to each *Projections* series. Due to constrained resources, the survey focus is always on those communities either: a) experiencing significant change, or b) undergoing a General Plan update. Also due to constrained resources, in recent years the focus has shifted increasingly to the inventory of future development potential (since this is a crucial input to the ABAG *Projections*), with decreasing emphasis on verification of past development.

SECTION II. DESCRIPTION OF THE LOCAL POLICY SURVEY AND DATA BASE

PART A. OBJECTIVES OF THE SURVEY

Projections Modeling Input

An overarching objective of the LPS is always to shed light on this question: "Is there sufficient land, planned at sufficient densities, to accommodate the population, household, and employment growth forecasts in the ABAG *Projections*?" The LPS data base itself is a key input to the *Projections* modeling process, providing the supply side land use inputs regarding land availability and development capacity.

As described previously in SECTION I, the LPS data base has been consistently maintained in a relatively stable format since 1981, typically by concentrating on a single city, subregion or county at a time. Prior to the initiation of each *Projections* cycle, ABAG staff targets and updates community areas that either: (a) are experiencing or are expected to experience significant growth; or (b) have undergone General Plan updates or other important policy changes.

Overall Research

In addition, the city sphere of influence, county, subregional and regional data summaries are useful for other community-, county- and regional-level planning studies.

Objectives of each survey update are:

- a) to quantify historical development (when possible);
- b) to reassess development potential based on policy changes, and/or the potential remaining to buildout;
- c) to reassess the staging of development potential (based on the earliest time period in which development could reasonably be expected);; and
- d) to complete other necessary updates, for example: conversion of data records from 1980 to 1990 census tract structure in the early 1990s.

PART B. SURVEY DESIGN

Overview

Information on each jurisdiction's local land use inventory is collected in a variety of ways, depending on how the jurisdiction maintains its data. Some jurisdictions maintain data bases that can be easily tailored to the LPS data base format and structure; in such cases, the entire local data base can be transmitted to ABAG and incorporated into the LPS data base. In other jurisdictions, especially smaller cities, local planning staff review the local land inventory with ABAG staff on a site-by-site basis. Typically, the following issues are covered during in-person or telephone interviews:

Local Policy Survey Information Summary -- Interview Outline

- I. Verification of Geographical Boundaries and Historical Growth
 - A. Changes in city boundaries, LAFCO spheres, planning area boundaries and census tracts
 - B. Identification of historical growth (when possible) and overall conditions
 - 1. Past project development
 - 2. Review of Department of Finance dwelling unit reports
 - 3. Capital improvements and infrastructure
 - 4. Relevant socio-economic factors
 - a. demographic and market conditions
 - b. growth rate trends
- II. Identification of Post-1990 Development Potential
 - A. Recent development (since 1990)
 - 1. Local residential building and permit reports
 - 2. Review of nonresidential permit and construction activity
 - B. Approved, but unbuilt projects
 - C. Vacant land and development capacity based on General Plan or other adopted or expected plans and policies
 - D. Redevelopment, recycling or second growth potential, based on policies and/or observed trends
- III. Environmental and Infrastructure Constraints
 - A. Infrastructure Capacity
 - 1. Sewer
 - 2. Water
 - 3. Roads
 - 4. Other
 - B. Local growth management ordinances
 - C. Area or community-wide environmental ordinances (for example pertaining to steep slopes or agricultural preservation)
 - D. Other Policies or circumstances that could affect the timing or intensity of development

Data Tabulation

The smallest record of information in the LPS data base is a "land unit". Data are organized as land unit records for tabulation and data entry. A land unit might consist of a specific vacant parcel, a development project (or a portion of a project), a redevelopment site, or a census tract level summary for a given land use category and time period. Currently, there are more than 20,000 land unit records in the LPS data base.

Each land unit record must have a unique place (city or study area) code, as well as a unique census tract identifier. In cases where a project straddles more than one census tract, separate land unit records are created, each with a unique census tract identifier.

Each land unit record also contains a single 5-year "staging" assignment, indicating the earliest expected time frame when development could occur. When a project contains multiple land uses, or is expected to develop in phases (over multiple 5-year stages), multiple land unit records are created to reflect each project component and staging period.

Some jurisdictions have a local land use data base that can be aggregated to the census tract (or traffic analysis zone, which nests within a census tract). When such a data base exists, census tract level summaries for each ABAG land use category and five-year time stage can be prepared and incorporated into the LPS data base as individual land unit records.

The data base structure is quite flexible; it can accommodate detailed, specific information, as well as minimal, fairly sketchy information on development potential. For example, various environmental constraints can be encoded when information is known, otherwise, certain information blocks of a land unit record can be coded as "unknown." At a minimum, each record identifies::

- community plan area
- census tract (currently 1990)
- acres
- future land use
- unit capacity (for residential), and,
- development staging (earliest expected).

PART C. DEFINITION OF TERMS

Following are LPS definitions of land use categories and other terms pertinent to the LPS:

Available Land -- Land available for development according to local development policies, including both vacant and underutilized acres designated for redevelopment. This is also referred to as "developable" land. This term applies to acres planned for any development activity including residential, local-serving, and basic activity. Excludes land planned for (or designated as) public parks, open space, agriculture and rural residential land at a density below 1 unit per 10 acres.

Basic-- One of two LPS employment-generating land use categories, generally corresponding to industrial use. More specifically, 'basic' activity refers to

businesses which manufacture and export products or act as suppliers to other regional industries. Basic acres include land devoted to:

- heavy industry; food processing;
- manufacturing, including high technology manufacturing;
- long-distance transportation;
- wholesale trade;
- finance and insurance (security and commodity brokers, exchanges and services; insurance carriers; holding and other investment companies);
- state-level schools (4-year colleges and universities);
- museums; and
- Federal and State government offices.

<i>Conversion --</i>	A type of redevelopment involving re-use of existing on-site structures.
<i>Density --</i>	Density pertains to the intensity of land use on a site. The LPS data base defines residential density as the number of housing units per gross acre. The LPS data base does not <u>consistently</u> include employment densities or floor-to-area ratios; therefore nonresidential densities are not reported in these data summaries.
<i>Developable Land --</i>	See "available land" definition above.
<i>Employment --</i>	Employment at a place of work; the number of jobs or employees working as a specific location.
<i>Housing Unit --</i>	A structure intended for occupancy by a household for year-round use. A dwelling unit may be a house, apartment, mobile home or trailer, group of rooms, or single room occupied or intended for occupancy as separate living quarters.
<i>Infill --</i>	A type of redevelopment occurring on a vacant parcel of land (lot) or site, no greater than 5 acres, located in a developed area and surrounded on at least three sides by existing development. The site might never have been developed, or previous structures have been demolished.
<i>LAFCO --</i>	The Local Agency Formation Commission is a county-level body responsible for setting, revising and adjudicating boundaries, including incorporation, annexations, the formation and consolidation of special districts (for example water districts), and spheres of influence (SOI) within a county. The LAFCO SOI generally reflects the long-term boundaries of a city. Since ABAG's <i>Projections</i> typically extend 20 years into the future, the LPS study area most commonly reflect the SOI.
<i>Land Use Shift --</i>	A type of redevelopment involving a change in land use from one type of development or broad land use category (residential, local-serving, or basic) to another. Shifts in land use apply only to developed land that is expected to redevelop with a different use.
<i>Local Development Policy --</i>	Defined broadly as a principle, plan, ordinance or course of action adopted or pursued by a local government which is concerned with the use of land.

The term applies to objectives, as well as implementation actions to manage the type, extent or rate of growth, land development, or land preservation. It includes general and specific plans, zoning and other programs to allow/encourage/discourage development activity in a geographic area.

Local-Serving --

Local-serving land uses generally provide goods or services consumed by the local population (within the region). The category often includes commercial and institutional uses, but is more specifically defined by the employment classification. Local-serving acres include land devoted to:

- retail trade offices;
- churches; schools (below the state level);
- hospitals;
- local and rapid transit;
- communications and utilities; restaurants;
- banks, credit agencies, insurance brokers and agents' offices, and real estate offices; and local government facilities.

Mixed Use --

Mixed use refers to land that is not occupied with or planned exclusively for residential, local-serving, or basic use. More than one land use type occupies the same site, for example a project might include retail commercial (local-serving) uses on the ground floor and residential apartment or condominium uses above. While some large-scale development projects might involve several land use types, for LPS purposes, records are coded as mixed use only when the project, parcel, or land use designation can not be separated into component uses (residential, local-serving or basic). If the data records are impossible to separate out, the data is separated by formula into component uses, depending on the assignment of expected primary, secondary and (when applicable) tertiary use.

Rebuild --

A type of redevelopment involving new building construction on sites greater than 5 acres.

Redevelopment --

To develop again land with existing improvements through rebuilding (preceded by demolition and clearance) or conversion processes. Redevelopment involves a second growth process in an already developed area. The LPS data base differentiates among three different kinds of redevelopment (infill, conversion and rebuild). The LPS data base also captures whether the redevelopment involves a shift from one land use category to another.

Residential --

A land use category corresponding to areas occupied by housing units. All residential records in the LPS data base include acres as well as the housing unit capacity.

Sphere of Influence -

The sphere of influence (SOI) is a geographical area of a city or special district that typically represents the probable long-term boundaries of a city, or the maximum long-term service area boundaries. Sphere of influence boundaries are determined by the Local Agency Formation Commission (LAFCO). Unincorporated areas outside a city's boundaries, but within the sphere of influence, are likely to annex

to the city prior to development or when the need for urban services arises.

PART D. KEY ASSUMPTIONS

Following is a brief discussion of important assumptions made in compiling and/or presenting LPS data:

Gross Versus Net Acres

Acres presented should generally be interpreted as gross rather than net, although there is variability, depending on the land unit record. Some land unit records consist of a single small parcel, the development of which would not require any new street construction. Clearly, the acres identified for such a parcel could be considered 'net'. On the other hand, a land unit record might consist of a large number of residential urban reserve acres for which no site planning for local, collector or arterial streets has occurred. In such a situation, the acreage is clearly 'gross'. When separate specifications are available for streets, roads, parks and other uses, the data base does account for these acres separately from the primary residential or commercial use. Land unit records for larger projects typically include local streets and possibly collector streets. Therefore, the safest (most conservative) assumption is generally to treat the LPS data acres as gross.

Land Availability and Development Timing

The data summaries in this report aggregate the LPS data into two time categories: developable 1990-2000 (near term) and developable post-2000 (long term). These time categories reflect the earliest possible development timing, **not** projected development schedules. Most of the post-2000 inventory is staged as developable during the 2000-2010 decade (prior to 2010). However, a total of about 24,200 acres (including residential acres with plan designations to allow nearly 32,000 housing units) are staged as developable *after* 2010 (see Table 5. *Post-2010 Developable Land*). The timing component of the LPS data base is driven largely by the needs of the *Projections* modeling system.

Inclusion of Development Since 1990

In general, the LPS is an inventory of the future **developable** land supply (future development potential). However, the data base consists of 5-year increments. As identified throughout the report, the data tabulations include some land that actually developed since 1990. Since there is no subtraction factor for land that developed since 1990, the data presented represents a slight overestimate of the inventory of developable land as of today's date.

Use of LAFCO Spheres of Influence

The LAFCO spheres of influence (or sometimes urban service areas) are the most common geographical area presented in the LPS report. The spheres are considered the de facto long-term boundaries of a community. Land within the sphere of influence is generally assumed to have no long-term urban service or infrastructure constraints to development unless otherwise specified

by the local agency. Rural areas outside LAFCO spheres are assumed to be unavailable for development in the near term, unless the jurisdiction having development approval authority (typically the county), had designated the area for development. Development potential in the unincorporated Remainder areas (outside spheres of influence) is presented in separate data summaries in this report.

SECTION III. ANALYSIS OF DEVELOPMENT POTENTIAL

PART A. REGIONAL OVERVIEW

Summary of Development Potential

Developed Acres

According to the 1990 US Census, the San Francisco Bay Area region consists of roughly 4.4 million acres, excluding bay waters. About one in seven of the total acres (some 657,000 acres) were developed in 1990. *Table 1. Developed Land in 1990*, provides a summary of total and developed acres in each county. Sonoma County has the largest land area in the region, consisting of about one million acres. It is no surprise that San Francisco is the smallest county (about 30,000 acres) and also has the highest percentage of developed acres (85 percent). Napa County has the lowest percentage of developed land area (less than 4 percent).

Table 1

S. F. BAY AREA DEVELOPED LAND IN 1990
(Thousands of Acres)

<u>County</u>	<u>Total Area</u>	<u>Developed</u>	<u>Percent Developed</u>
Alameda	473.3	123.4	26.1
Contra Costa	462.0	119.6	25.9
Marin	332.7	38.8	11.7
Napa	481.2	16.9	3.5
San Francisco	29.8	25.3	84.9
San Mateo	285.3	59.8	21.0
Santa Clara	825.3	156.5	19.0
Solano	533.0	45.6	8.6
<u>Sonoma</u>	<u>1,013.4</u>	<u>71.7</u>	<u>7.1</u>
Regional Total	4,436.2	657.6	14.8

Notes: Total area and developed area from 1990 census tract acreage, excluding bay waters. Developed land as a percentage of total area. Numbers might not add to totals due to rounding.

Overview of Acres Planned for Development

Table 2. LPS Regional Summary -- Post 1990, highlights the results of the LPS data base at the regional level. Identified acres and associated development potential derive from city and county land use and development policies.

Table 2

LOCAL POLICY SURVEY REGIONAL SUMMARY Post 1990

Land Available for Development/Redevelopment (Gross Acres): 313,275

	<u>Available 1990-2000</u>	<u>Available Post 2000</u>	<u>Total Acres</u>
Residential	124,026	118,889	242,916
Local-Serving	13,900	8,326	22,227
Basic	25,659	19,280	44,939
<u>Mixed Uses</u>	<u>1,622</u>	<u>1,573</u>	<u>3,194</u>
All Uses	165,207	148,068	313,275

Housing Unit Potential: 642,390

1990-2000	350,607
<u>Post 2000</u>	<u>291,783</u>
Total Units*	642,390

*Includes 15,478 units from mixed use acres.

Second Growth/Redevelopment Acres: 16,782

Infill	9,170
Rebuild	5,757
Conversion	1,816
<u>Unknown</u>	<u>39</u>
Total Acres	16,782

Notes: As discussed in the text, the identified **second growth/redevelopment acres should be considered a conservative (low) estimate** of actual redevelopment potential. Numbers might not add to totals due to rounding.

The San Francisco Bay Area has an inventory of more than 313,000 gross acres planned for development (or redevelopment), representing a little less than half the region's 1990 developed area. Areas identified for long-term watershed, agricultural preserve, park land, range land, or other open space uses are excluded from the developable land inventory.

Slightly more than half of the developable land area has no significant constraints which would preclude development prior to the year 2000. Some records staged for development during 2000-2010 are portions of large, multi-phased development projects.

Most of the developable land inventory has the potential to develop by the year 2010. However, about 24,000 acres are tagged as not being available for development until after 2010. *Table 3. Post-2010 Development Potential* summarizes LPS data records staged for development beyond 2010. Much of the post-2010 unit potential is associated with rural residential reserve areas in Santa Clara County (outside San José) and industrial reserves in unincorporated Solano County.

Table 3
POST-2010 DEVELOPMENT POTENTIAL

<u>COUNTY</u>	<u>Total Acres</u>	<u>Residential Acres</u>	<u>Potential Units</u>	<u>Basic Acres</u>	<u>Local Acres</u>
Alameda	2,619	2,239	1,756	88	292
Contra Costa	880	880	1,347	-	-
Marin	629	344	580	-	285
Napa	1,958	672	468	476	119
San Francisco	-	-	-	-	-
San Mateo	3,296	3,266	4,724	30	-
Santa Clara	3,711	3,439	12,597	272	-
Solano	9,383	1,146	4,937	8,237	-
<u>Sonoma</u>	<u>1,741</u>	<u>1,718</u>	<u>5,540</u>	<u>-</u>	<u>23</u>
Bay Region	24,217	13,704	31,949	9,103	720

Notes: This table highlights the developable acres and potential dwelling units subject to **severe** development constraints. These acres are expected to be constrained from developing until post-2010. (This is beyond the time frame of ABAG's current *Projections* series).

Nearly 78 percent of all developable land (or 242,900 acres) is planned for residential use, with a dwelling unit capacity of about 624,000 units. This dwelling unit capacity figure does **not** represent a maximum, since typically the mid-point of the residential density range was applied. Actual project approvals may be higher or lower than the mid-point, depending on market and fiscal conditions and a host of other factors.

Employment-generating land uses comprise slightly more than 20 percent of the developable land inventory. Approximately twice as many acres are planned for basic uses as are planned for local-serving uses. A total of about 3,200 acres are planned for a mix of uses, representing a small fraction of the regional inventory.

Redevelopment

Out of 313,000 total acres in the LPS inventory, about 296,500 acres are vacant and nearly 17,000 acres are identified as having redevelopment potential. Slightly more than half of this is associated with infill development sites (typically fewer than 5 acres, and surrounded by urban development). Thus, redevelopment makes up a relatively small 5 percent of the regional developable land inventory. However, as previously mentioned, this must be viewed as a conservative estimate of total second growth potential, due to difficulties in data collection.

PART B. SUBREGIONAL ANALYSIS

Introduction

The developable land inventory has been grouped into four subregions, as well as the county-level summaries to facilitate analysis. See also *Figure 1. Geographic Boundaries of the Four Subregions*. The North Bay includes Marin, Napa, Solano, and Sonoma. The West Bay is San Francisco and San Mateo. The East Bay consists of Alameda and Contra Costa counties. The South Bay is Santa Clara County. Refer also to SECTION IV. DATA SUMMARIES, for the actual data summary reports for the region, subregions and counties. *Table 4. Summary of Aggregate Development Potential*, identifies dwelling unit potentials and land for employment activity in each of the four subregions.

Table 4
SUMMARY OF AGGREGATE DEVELOPMENT POTENTIAL
POST 1990

<u>Subregion</u>	<u>Housing Potential</u> <u>(Units in 000s)</u>	<u>Employment-</u> <u>Generating Acres</u>
North Bay	168.1	32.5
West Bay	79.0	4.4
East Bay	272.3	22.7
<u>South Bay</u>	<u>123.0</u>	<u>9.4</u>
<u>Regional Total</u>	642.4	69.0

Notes: The North Bay subregion includes: Marin, Napa, Solano, and Sonoma. The West Bay is comprised of San Francisco and San Mateo. The East Bay consists of Alameda and Contra Costa Counties. The South Bay is Santa Clara County. Numbers might not add to totals due to rounding.

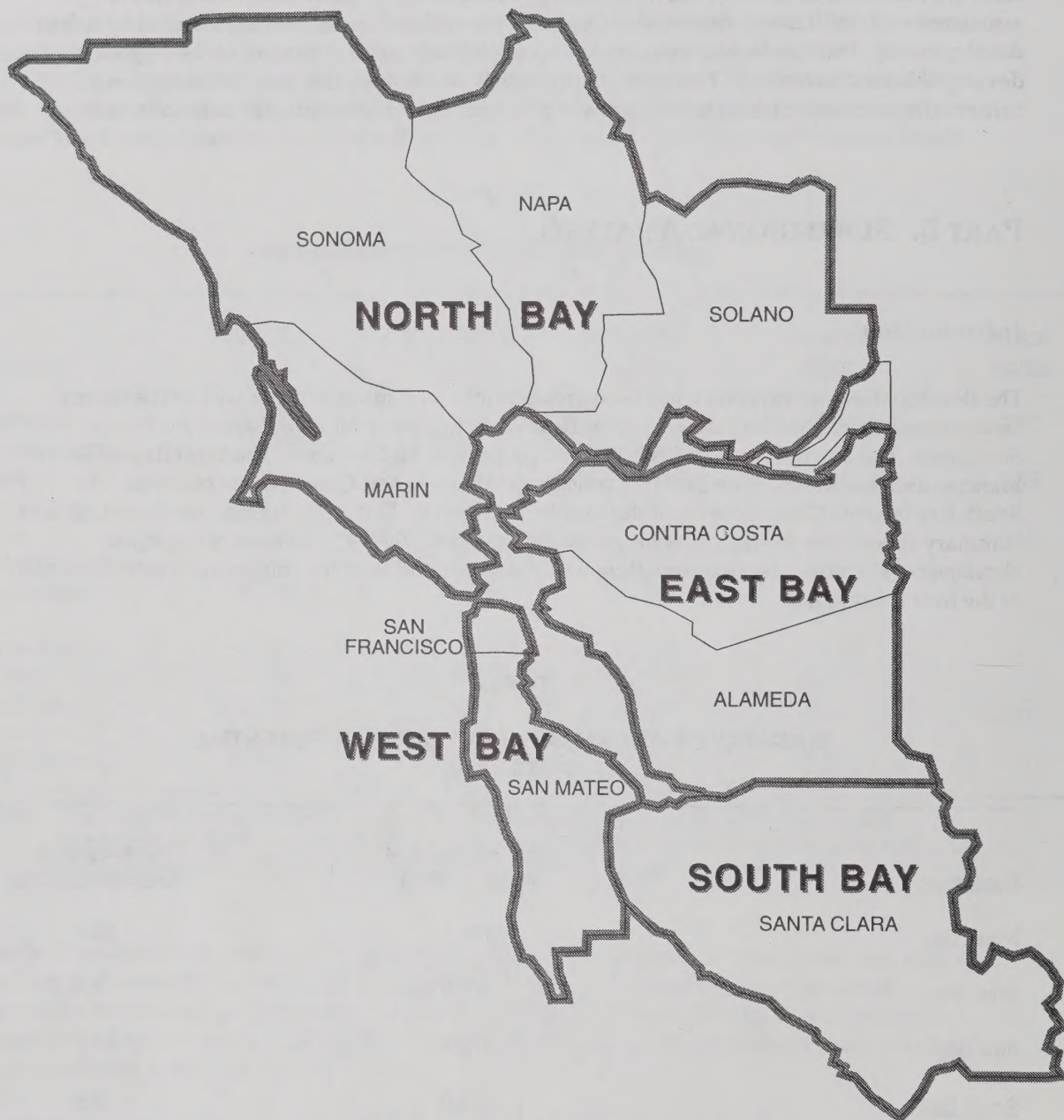


FIGURE 1: GEOGRAPHIC BOUNDARIES OF THE FOUR SUBREGIONS

Table 5. *Developable Land by Subregion*, highlights gross developable acres within each subregion according to: residential, local-serving, basic and mixed use categories.

Table 5
DEVELOPABLE LAND BY SUBREGION, POST 1990

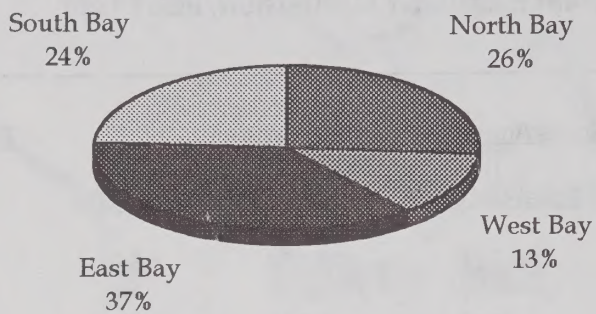
<u>Area</u>	<u>Gross Acres by Land Use Type</u>				<u>Total Acres</u>
	<u>Residential</u>	<u>Local-Serving</u>	<u>Basic</u>	<u>Mixed Use</u>	
North Bay	129,207	10,727	20,993	1,563	162,491
West Bay	16,613	995	2,789	724	21,121
East Bay	75,709	8,194	14,268	555	98,725
<u>South Bay</u>	<u>21,386</u>	<u>2,311</u>	<u>6,889</u>	<u>352</u>	<u>30,938</u>
Bay Region	242,916	22,227	44,939	3,194	313,275

Notes: Both vacant and redevelopable acres are included. Numbers might not add to totals due to rounding.

The relative share of developed land for each subregion is shown in *Figure 2*, while the corresponding relative share of the vacant and redevelopable land is shown in *Figure 3*. The North Bay makes up just over half (52 percent); the East Bay contains just under one third (31 percent); the South Bay accounts for about 10 percent and the West Bay makes up about 7 percent of the regional inventory of developable land.

Figure 4 shows the composition of gross acres by land use category in each of the four subregions.

**Figure 2. Relative Share of 1990
Developed Land**



**Figure 3. Relative Share of
Developable Land Supply**

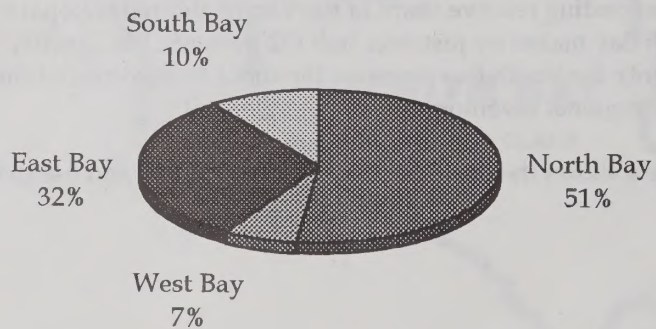
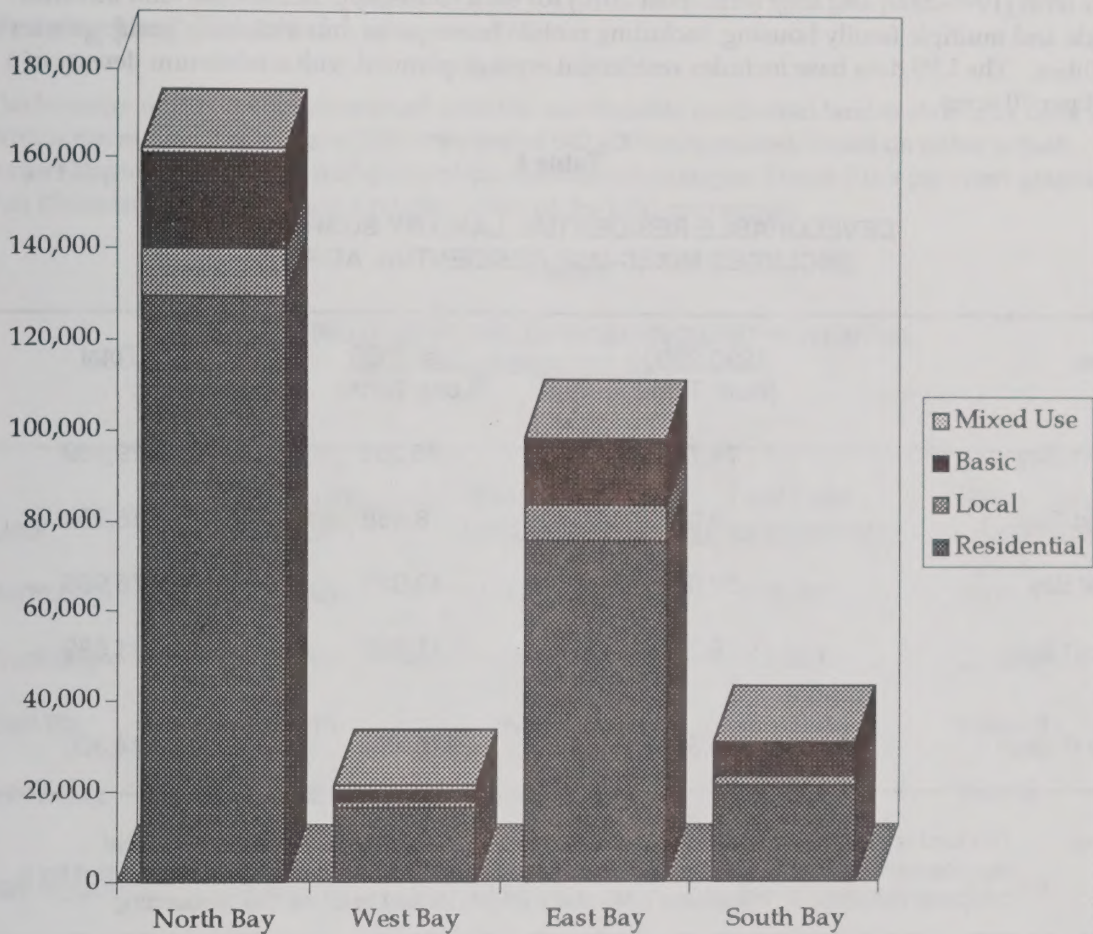


Figure 4. Developable Land by Subregion



Residential Acres

Table 6. *Developable Residential Land by Subregion*, summarizes residential acres developable in the near term (1990-2000) and long term (post-2010) for each subregion. Residential land includes single and multiple family housing, including mobile home parks, but excluding group quarter facilities. The LPS data base includes residential acreage planned with a minimum density of 1 unit per 10 acres.

Table 6

DEVELOPABLE RESIDENTIAL LAND BY SUBREGION (INCLUDES MIXED-USE RESIDENTIAL ACRES)

Area	1990-2000 (Near Term)	Post 2000 (Long Term)	Total
North Bay	74,717	55,252	129,969
West Bay	8,286	8,468	16,754
East Bay	32,067	43,928	75,995
<u>South Bay</u>	<u>9,781</u>	<u>11,808</u>	<u>21,589</u>
Bay Region	124,851	119,455	244,306

Notes: The land is available for residential development or redevelopment according to local development policies. Includes a residential component of mixed use. Refer to the text for a complete definition of "mixed use". Numbers might not add to totals due to rounding.

The North Bay contains over half (53 percent) of the region's 244,300 acres planned for residential use. Due to generally lower densities and a fair amount of rural residential land, the North Bay's share of dwelling unit potential is much lower (see Housing Unit Potential, below). About 84,700 acres (65 percent) of the North Bay's residential acreage is in Sonoma County. The Sonoma County estimate includes extensive areas planned for rural residential use at one unit per five or ten acres. The East Bay contains slightly less than one-third of the region's residential land; about 60 percent of the nearly 76,000 East Bay residential acres are in Contra Costa County.

Just under half (49 percent) of the region's residential land is estimated to be precluded from developing prior to 2000. The North Bay has the highest absolute number of acres constrained from developing before 2000. Yet, the East and South Bay have higher percentages of land staged as potentially developable post-2000. The estimates of constraints are likely conservative, as not every community could identify the availability of urban services to support development on specific sites.

Land staged for development post-2000 also includes areas subject to residential growth controls. Local residential growth controls most often translate into limits on the number of building

permits granted annually. The growth controls may be voter enacted initiatives or ordinances enacted by city councils. Pertinent local growth control measures are often briefly described in the *Notes/Comments* portion at the bottom of each data report summary.

Housing Unit Potential

The housing unit potential associated with the developable residential land is shown in *Table 7*. Within the region, a total post-1990 potential of 642,400 units existed, based on either actual project approvals or on the mid-point of planned density ranges. *Figure 5* is a pie chart graphic that illustrates each subregion's relative share of the total unit supply.

Table 7
POST-1990 INVENTORY OF HOUSING UNIT POTENTIAL
BY SUBREGION

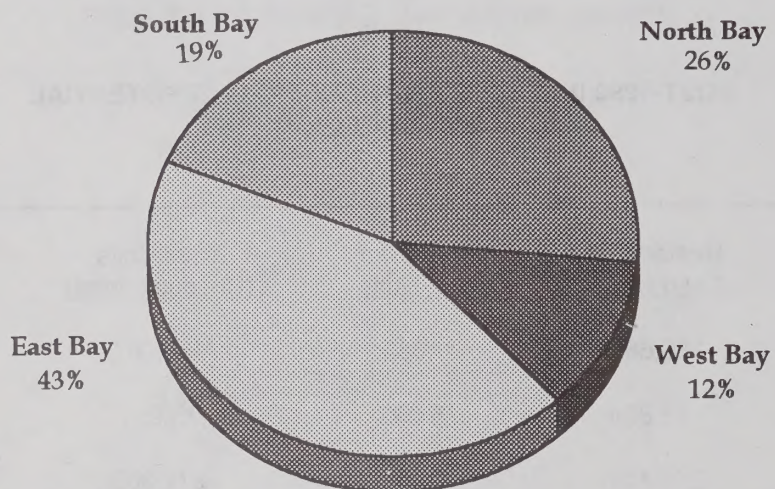
<u>Area</u>	<u>Residential Land Units</u>	<u>Mixed-Use Land Units</u>	<u>Total Units (Unconstrained)</u>	<u>Units Constrained Until After 2000</u>	
				<u>Units</u>	<u>Percent</u>
North Bay	166,685	1,382	168,067	69,951	42%
West Bay	73,899	5,092	78,991	22,300	28%
East Bay	270,418	1,888	272,306	139,080	51%
<u>South Bay</u>	<u>115,910</u>	<u>7,116</u>	<u>123,026</u>	<u>60,452</u>	<u>49%</u>
Bay Region	626,912	15,478	642,390	291,783	45%

Notes: The mixed-use units identified derive from the residential component of mixed-use sites. Refer to text for a more complete definition of "mixed-use". Numbers might not add to totals due to rounding.

About 42 percent of the total housing unit supply (272,300 units) is in the East Bay; the majority of the East Bay unit supply (63 percent) is in Contra Costa. Much of the unit potential in Contra Costa, particularly in eastern Contra Costa County is subject to significant infrastructure constraints, therefore, this unit potential estimate should be viewed conservatively. The North Bay contains 26 percent (168,100 units) of the regional unit potential, followed by the South Bay and West Bay, with 19 percent (123,000 units) and 12 percent (79,000 units), respectively. In the North Bay, Solano and Sonoma counties together comprise about 77 percent of the subregion's unit potential. In the West Bay, San Francisco holds 54 percent of the subregional unit total.

Table 7 also details the housing unit potential associated with the residential component of mixed use. The LPS data base contains a total of about 15,500 units on mixed use sites. The South Bay (Santa Clara County) has the highest number of units associated with mixed use, with slightly less than half of the regional total.

Figure 5. Housing Unit Potential by Subregion



Employment Activity: Local-Serving and Basic Potential Acres

The LPS inventory of developable local-serving and basic land in the four subregions is presented in *Tables 8 and 9*, respectively. "Local-serving" and "basic" are the employment-generating land use categories within the LPS data base. Local-serving uses are predominantly commercial or other activities that serve local residents or businesses, including schools and local government. Basic uses are predominantly industrial but also include businesses that export goods or services outside the region (or act as suppliers to other regional industries), as well as four-year colleges, and federal and state government facilities. The distinction between local-serving and basic acres used to be an important distinction for the ABAG *Projections* modeling process, however, this differentiation is no longer important to the models.

Table 8

DEVELOPABLE LOCAL-SERVING LAND BY SUBREGION (INCLUDES MIXED-USE LOCAL-SERVING ACRES)

<u>Area</u>	<u>1990-2000</u> (Near Term)	<u>Post 2000</u> (Long Term)	<u>Total</u>
North Bay	7,486	4,003	11,489
West Bay	926	339	1,265
East Bay	4,315	4,080	8,395
<u>South Bay</u>	<u>1,718</u>	<u>739</u>	<u>2,457</u>
Bay Region	14,445	9,161	23,606

Notes: Local-serving land is available for activity generating local-serving employment and is predominantly commercial. Refer to the text for a complete definition of "local-serving". Includes redevelopment and local-serving mixed use acres. Numbers might not add to totals due to rounding.

Table 9

**DEVELOPABLE BASIC LAND BY SUBREGION
(INCLUDES MIXED-USE BASIC ACRES)**

<u>Area</u>	<u>1990-2000</u> (Near Term)	<u>Post 2000</u> (Long Term)	<u>Total</u>
North Bay	8,951	12,081	21,032
West Bay	2,181	921	3,102
East Bay	10,302	4,033	14,335
<u>South Bay</u>	<u>4,477</u>	<u>2,416</u>	<u>6,893</u>
Bay Region	25,911	19,451	45,362

Notes: Basic land is available for activity generating basic employment and is predominantly industrial. Refer to text for a complete definition of "basic". Includes redevelopment and basic mixed-use acres. Numbers might not add to totals due to rounding.

Of the region's supply of about 23,600 local-serving acres, nearly half (11,500 acres) are in the North Bay. In the North Bay, both Marin and Solano counties have significant supplies of local-serving land; each of these two counties has approximately 4,400 local-serving acres. The East Bay has the second highest inventory of local-serving acres (8,400). Less than 40 percent of the local-serving acres are constrained from development prior to 2000.

The post-1990 basic land supply in the region is about 45,400 acres. Only about 43 percent of the basic land supply is constrained from development prior to 2000. Nearly half (46 percent) of the supply is in the North Bay, much of this land is in Solano County and is constrained until post-2010 (beyond the time frame of the current *Projections*). About one-third (32 percent) of the regional supply of basic acres is in the East Bay (nearly evenly split between Alameda and Contra Costa counties).

Mixed-Use Development Potential

The LPS data base records for mixed-use development potential primarily where a combination of uses were identified on a particular site or within a structure. Wherever possible, mixed-use developments were separated out into separate land unit records for each land use component. Within the ABAG modeling process, a formula is applied to separate the mixed use acres into residential, basic and local-serving uses, based on the assigned primary, secondary and (if relevant), tertiary designations.

Table 10 illustrates the mixed-use land supply, according to expected use, by subregion. Table 11 highlights the residential component of mixed-use sites, including acres, units, and average densities, by subregion. The LPS data base contains nearly 3,200 mixed use acres for the region. The North Bay accounts for about half of the regional total; almost entirely from Marin County. Basic land supply in the West Bay contributes about one-quarter of the regional total, predominantly from San Mateo County.

Table 10

LAND AVAILABLE FOR MIXED-USE DEVELOPMENT BY SUBREGION

<u>Area</u>	<u>Total Acres</u>	<u>Gross Acres by Type of Use</u>		
		<u>Residential</u>	<u>Local-Serving</u>	<u>Basic</u>
North Bay	1,563	762	763	39
West Bay	724	141	270	314
East Bay	555	286	202	67
<u>South Bay</u>	<u>352</u>	<u>202</u>	<u>146</u>	<u>4</u>
Bay Region	3,194	1,391	1,380	423

Notes: The mixed use acreage is comprised of sites with a land-use designation allowing a combination of two or three uses. Formulas are applied to separate mixed-use acres into component land use categories, depending on assigned primary, secondary, and (sometimes) tertiary use. Refer to text for a more complete definition of "mixed-use". Numbers might not add to totals due to rounding.

Table 11

**POST-1990 HOUSING UNIT POTENTIAL ON MIXED-USE SITES
BY SUBREGION**

<u>Areas</u>	<u>Acres</u>	<u>Units</u>	<u>Units/Acre</u>
North Bay	762	1,382	1.8
West Bay	141	5,092	36.1
East Bay	286	1,888	6.6
<u>South Bay</u>	<u>202</u>	<u>7,116</u>	<u>35.2</u>
Bay Region	1,394	15,478	11.1

Notes: This table reflects only sites with a mix of two or more land uses which could not be separated into component land uses. Refer to text for a more complete definition of "mixed-use". Numbers might not add to totals due to rounding.

Second Growth/Redevelopment Potential

Redevelopment potential from the LPS data base inventory is provided in Table 12. *Post-1990 Second Growth/Redevelopment Potential*. Redevelopment potential is divided into three types: conversion, infill, rebuild (please refer to Section II., Part C. DEFINITIONS for explanation of the distinction). As previously discussed, acres identified for redevelopment represent a very conservative estimate of actual redevelopment potential.

Table 12

POST-1990 SECOND GROWTH/REDEVELOPMENT POTENTIAL BY SUBREGION

Area	Acreage by Type			Status	Total Acres
	Infill	Rebuild	Conversion	Unknown	
North Bay	191	349	490	30	1,059
West Bay	1,880	2,932	53	0	4,864
East Bay	6,071	1,646	806	9	8,532
South Bay	1,029	830	468	0	2,327
Bay Region	9,170	5,757	1,816	39	16,782

Notes: Infill sites are, by definition, fewer than five acres in size, located in urban areas, and may or may not have been previously developed. Rebuild and conversion acres represent redevelopment of previously occupied sites. Refer to the text for complete definitions. Numbers might not add to totals due to rounding.

Of nearly 16,800 acres identified for post-1990 redevelopment in the region, just over half (8,500 acres) are in the East Bay; Contra Costa County contributes about 62 percent to the East Bay subregional total. Areas where a large number of acres are expected to shift from basic to non-basic uses include: Alameda County (1,300 acres); Marin County (520 acres); and Santa Clara (680 acres).

PART C. LAND SUPPLY RELATIVE TO EXPECTED NEED

How does the land inventory (supply) relate to anticipated needs, given current growth forecasts? The LPS inventory suggests minimally sufficient residential acres and a surplus of acres planned for job-generating uses between now and 2010. However, infrastructure costs and availability could result in land shortages, especially in residential land supplies.

Residential Land Supply

According to ABAG's *Projections 94*, approximately 545,800 new households (households equal occupied dwelling units, by definition) are expected between 1990 and 2010. The LPS data base inventory indicates a housing unit capacity of about 610,400 units between 1990 and 2010; an additional 31,900 units are staged as developable post-2010.

At first blush, residential land supplies seem ample. On closer inspection, there may be cause for concern. *Table 13. Housing Unit Supply Relative to Growth Projections*, provides a county-by-county summary of unit potential compared to projected household growth. **The 610,400 unit capacity figure (1990-2010) should be considered optimistic because it includes many units subject to infrastructure constraints.** Given current governmental fiscal realities, it is possible that the infrastructure needed to provide services to all areas within the LPS inventory will not come "on-line" before 2010.

Table 13

HOUSING UNIT SUPPLY RELATIVE TO GROWTH PROJECTIONS (Thousands)

COUNTY	1990 - 2010			Post 2010
	Unit Potential	Projected Household Growth	Unit Surplus or Deficit	Additional Unit Potential
Alameda	98.5	96.5	2.0	1.8
Contra Costa	170.7	113.7	57.0	1.3
Marin	21.2	16.9	4.3	.6
Napa	16.3	13.1	3.2	.5
San Francisco	42.6	36.7	5.9	-
San Mateo	31.7	33.4	-1.7	4.7
Santa Clara	110.4	109.4	1.0	12.6
Solano	62.6	66.2	-3.6	4.9
Sonoma	56.5	59.9	-3.4	5.5
Bay Region	610.4	545.8	64.6	31.9

Notes: Projected 1990-2010 Household growth forecast excerpted from *Projections 94*. Numbers might not add to totals due to rounding.

As shown in Table 13, there is a potential overall regional surplus of nearly 65,000 units. Six out of nine counties show a unit surplus; three counties (San Mateo, Solano, and Sonoma) show minor deficits before 2010, counterbalanced by additional post-2010 unit capacity. However, 88 percent of the potential regional surplus is located in Contra Costa County, much of it in rural east Contra Costa where infrastructure capacity is very uncertain. Infrastructure capacity is also a question in eastern Alameda County. San Francisco has a reasonable unit surplus, but high redevelopment costs could affect actual housing development potential. A final note of caution: the post-2010 unit potential is quite small, representing only about a year or so of additional capacity.

Residential development capacity can be secured in a number of ways. Most importantly, capital improvement planning and programming is needed to avoid shortages in residential capacity based on inadequate infrastructure. Additional land can be planned for residential development, particularly in areas with available infrastructure capacity, including re-designation of surplus land planned for commercial and industrial uses to residential. Policies and investment strategies that support infill development can also expand the residential capacity. Finally, a relatively minor increase in residential densities would significantly boost residential capacity.

Most of the strategies cited also have inherent challenges. For example, since infill development often faces various competitive disadvantages from a developer's perspective, simply adopting policies supportive of infill will probably not result in additional infill. More aggressive public sector involvement is often needed to help "level the playing field". This can include more

flexible and streamlined processing, public education, and most often: active financial participation.

Land Supply for Employment Activities

Typically, a surplus of land is planned for employment activities, relative to land planned for residential use. Local governments have a built-in incentive to capture revenue-generating development and the tendency, therefore, is to "overzone" commercial land uses. The LPS inventory highlights the magnitude of the surplus. The LPS data base indicates there are about 69,000 acres planned for post-1990 employment activities, including about 59,000 local-serving and basic acres developable during 1990-2010 and about 9,800 acres staged beyond 2010.

Table 14. *Land Supply for Employment Activity Relative to Demand*, provides a county-by-county comparison of the land supply for employment activities (staged between 1990 and 2010), versus expected need to accommodate the 1990-2010 job projections. Using countywide average employment densities and new job projections, we obtain a crude calculation of acres needed. Table 14 shows that we expect to need only about 20,000 acres for employment activities. The current inventory, therefore, contains a surplus of about 38,800 acres; the surplus alone constitutes nearly twice the region's total need. Note that Alameda, Contra Costa and Solano counties have significant surpluses in land supply for employment activities. Much of the Solano County land supply for employment (7,400 plus acres) is associated with water-dependent industrial use in the Colinsville area -- it is not expected to develop within the next 20 years.

Table 14

LAND SUPPLY FOR EMPLOYMENT ACTIVITY RELATIVE TO DEMAND

<u>COUNTY</u>	Developable Acres for Employment (000's)	Average Density (Employees per Acre)	Projected Job Growth	Acres Needed (000's)	Acres Remaining (000's)
Alameda	10.9	43	178,900	4.2	6.7
Contra Costa	11.3	38	125,000	3.3	8.0
Marin	5.2	34	27,300	0.8	4.4
Napa	3.3	25	24,700	1.0	2.3
San Francisco	0.1	1,200	85,600	0.1	0.0
San Mateo	4.3	50	74,400	1.5	2.8
Santa Clara	9.1	50	182,300	3.7	5.4
Solano	11.8	25	75,500	3.0	8.8
<u>Sonoma</u>	<u>3.0</u>	<u>31</u>	<u>87,400</u>	<u>2.8</u>	<u>0.2</u>
Bay Region	59.1	43	861,000	20.3	38.8

Notes: Developable acres for employment activities staged as available 1990-2010; includes local-serving and basic component from mixed use. Job growth projection and average densities excerpted from *Projections 94*. Numbers might not add to totals due to rounding.

SECTION IV. LOCAL POLICY SURVEY DATA SUMMARIES

PART A. OVERVIEW

Single-page LPS data base summary reports are presented for the following geographical areas: the San Francisco Bay Region, four subregions (North, West, East, and South), each of the nine counties, and 132 "places" or smaller study areas within the nine counties. The places are most often the cities' spheres of influence but may instead consist of: incorporated city boundaries, city planning areas, unincorporated communities (for example a CDP or "census-designated place"), or the remaining unincorporated area within a county outside all other defined study areas.

This section briefly explains the components of the data summary report print-outs (see also SECTION II, PART C., DEFINITION OF TERMS). The summary print-outs contain five information "boxes." Starting in the upper left-hand portion of page, and proceeding in a clockwise direction, the boxes provide:

- summary of developable land,
- survey information (dates and agencies contacted),
- mixed use,
- second growth and redevelopment, and
- residential unit capacity.

PART B. DESCRIPTION OF SUMMARY DATA REPORT FORMAT

Summary of Developable Land, Post-1990

This box summarizes the acres of land available for development (or redevelopment) according to local plans and policies (or in some cases, expected emergent plans or policies). The LPS data base uses four very broad land use categories: residential, local-serving, basic, and mixed use.

The data reports summarize developable land records into two time categories: 1990-2000 and post-2000. Land is staged according to the earliest time it could reasonably be expected to develop.

The 1990-2000 category includes land that has developed since 1990, approved and pending projects, and land with no development policy or service constraints that would preclude its development prior to 2000. However, the entire supply of land staged as developable during 1990-2000 is **not necessarily projected to develop** within this time frame.

The post-2000 land is generally precluded from developing prior to 2000 due to policy or infrastructure constraints, including water service, sewerage facilities or road access. This category also includes portions of specific projects planned for development after 2000.

Survey Information

This box documents historical dates of the survey (including the original survey), local reviews, dates of revisions (or updates) and identification of agencies contacted. Additional information on the scope of the update is often provided below under *Notes/Comments* at the bottom of each report print-out.

Mixed Use Land

This section of the data report identifies mixed use acres, according to the expected predominant use. Generally reflects a situation where a mix of uses is allowed on a single site, or in a single structure. Whenever possible, larger mixed use projects were separated into individual records for each component use. Local agency staff judgment was the primary information source regarding expected primary, secondary and tertiary use, and on expected housing unit capacity.

Second Growth/Redevelopment

Second growth/redevelopment potential in the data can be assigned to one of three basic types. *Infill*, represents 5-acre or smaller sites generally surrounded by existing development. *Rebuild* represents sites that have previously been developed and require clearing. And thirdly, *conversion* applies to land where the existing structures are planned for re-use rather than demolition.

A portion (about one-fifth) of the second/growth redevelopment acres involves a shift from one land use category to another. The bottom half of this box shows the land use categories that the redevelopable acres are shifting **from** (when there is a shift from one land use category to another).

The significance of redevelopment as a contributor to new development varies widely throughout the region. It is especially important in the more highly urbanized, and/or built-out areas. In San Francisco, for example, most new development involves second growth; so the number of vacant developable acres is relatively unimportant.

The redevelopment potential captured by the LPS data base should be considered a conservative estimate of total potential. Information is often speculative and difficult to compile. In addition, not all communities maintain information on second growth/redevelopment potential.

Residential Land and Potential Housing Units

Residential land and the associated dwelling unit potential are highlighted in this box. Where applicable, residential portions of mixed use land are also included in this summary. Therefore, the total sum of residential acres shown in the lower left-hand box might exceed the strictly residential sum identified in the upper left-hand data box entitled, "Summary of Developable Land."

The dwelling unit capacity for individual data records is typically derived from either: the mid-point of a permitted density range, or the actual number of permitted units associated with a specific project. In some cases, the local planner suggested a more reasonable number of expected units, based on local knowledge/experience.

A note about the average density: The average density (in dwelling units per acre) identified for each study area is simply the total units divided by the residential acres. Densities are not weighted by the amount of land at various densities. Thus, an identical average density of 12 du/acre would be obtained from two quite different scenarios: (a) 100 total acres, all at 12 du/acre; and (b) 100 total acres, including 90 acres at 5 du/acre and 10 acres at 75 du/acre. Be aware that the average, unweighted densities can be significantly affected by large amounts of land (including rural residential) at relatively low densities. In many cases, the post-2000 average densities are particularly low. This is likely due to a large number of rural residential acres (typically staged for long-term development potential) which pull down the average densities.

Notes/Comments

Each data summary sheet contains a notes/comments section at the bottom of the page. The first comment defines the geographical study area or place. Other notes call out information on the scope of the last update, key assumptions, major projects, relevant local ordinances, and other local policy highlights.

PART C. ORGANIZATION OF THE DATA SUMMARIES

Data summary reports are presented as follows: a regional summary for the San Francisco Bay Area, four sub-regions, and nine counties along with each of the places within each county, in alphabetical order, starting with Alameda County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	124,026	118,889	242,916	Date(s) of Local Review: See Places	
Local-Serving	13,900	8,326	22,227	Date(s) of Revisions: See Places	
Basic	25,659	19,280	44,939	Agency(ies) Contacted: See Places	
Mixed Uses	1,622	1,573	3,194		
All Uses	165,207	148,068	313,275		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	124,851	350,607	2.8	Residential	825	566	1,391
POST-2000	119,455	291,783	2.4	Local-Serving	545	835	1,380
TOTAL	244,306	642,390	2.6	Basic	252	171	423
				Housing Units:	15,478		
				Units per Acre:	11.1		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	9,170
Rebuild:	5,757
Conversion:	1,816
Status Unknown:	39
Total Second Growth/Redevelopment	16,782

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	174
Local-Serving	727
Basic	3,657

NOTES/COMMENTS

- a. This page summarizes the development potential for the entire nine-county region.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	74,209	54,999	129,207	Date(s) of Local Review: See Places	
Local-Serving	7,231	3,496	10,727	Date(s) of Revisions: See Places	
Basic	8,912	12,081	20,993	Agency(ies) Contacted: See Places	
Mixed Uses	802	761	1,563		
All Uses	91,154	71,337	162,491		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	74,717	98,116	1.3	Residential	508	254	762
POST-2000	55,252	69,951	1.3	Local-Serving	255	507	763
TOTAL	129,969	168,067	1.3	Basic	39	0	39
				Housing Units:	1,382		
				Units per Acre:	1.8		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	191
Rebuild:	349
Conversion:	490
Status Unknown:	30
Total Second Growth/Redevelopment	1,059

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	42
Local-Serving	82
Basic	1,218

NOTES/COMMENTS

- a. The North Bay subregion is comprised of four counties: Napa, Marin, Solano and Sonoma.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1981	
Residential	31,961	43,747	75,709	Date(s) of Local Review: See Places	
Local-Serving	4,242	3,951	8,194	Date(s) of Revisions: See Places	
Basic	10,235	4,033	14,268	Agency(ies) Contacted: See Places	
Mixed Uses	245	310	555		
All Uses	46,684	52,042	98,725		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	32,067	133,226	4.2	Residential	106	180	286
POST-2000	43,928	139,080	3.2	Local-Serving	73	129	202
TOTAL	75,995	272,306	3.6	Basic	67	0	67
				Housing Units:	1,888		
				Units per Acre:	6.6		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	6,071
Rebuild:	1,646
Conversion:	806
Status Unknown:	9
Total Second Growth/Redevelopment	8,532

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	64
Local-Serving	100
Basic	1,374

NOTES/COMMENTS

- a. The East Bay subregion is comprised of two counties: Alameda and Contra Costa.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	9,671	11,716	21,386	Date(s) of Local Review: See Places	
Local-Serving	1,618	693	2,311	Date(s) of Revisions: See Places	
Basic	4,473	2,416	6,889	Agency(ies) Contacted: See Places	
Mixed Uses	214	138	352		
All Uses	15,976	14,962	30,938		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	9,781	62,574	6.4	Residential	111	92	202
POST-2000	11,808	60,452	5.1	Local-Serving	100	46	146
TOTAL	21,589	123,026	5.7	Basic	4	0	4
				Housing Units:	7,116		
				Units per Acre:	35.1		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1,029
Rebuild:	830
Conversion:	468
Status Unknown:	0
Total Second Growth/Redevelopment	2,327

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	52
Local-Serving	159
Basic	681

NOTES/COMMENTS

- a. The South Bay subregion consists of Santa Clara County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	8,186	8,427	16,613	Date(s) of Local Review: See Places	
Local-Serving	809	186	995	Date(s) of Revisions: See Places	
Basic	2,039	750	2,789	Agency(ies) Contacted: See Places	
Mixed Uses	360	364	724		
All Uses	11,394	9,727	21,121		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	8,286	56,691	6.8	Residential	100	40	141
POST-2000	8,468	22,300	2.6	Local-Serving	117	153	270
TOTAL	16,754	78,991	4.7	Basic	142	171	314
				Housing Units:	5,092		
				Units per Acre:	36.2		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1,880
Rebuild:	2,932
Conversion:	53
Status Unknown:	0
Total Second Growth/Redevelopment	4,864

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	17
Local-Serving	387
Basic	384

NOTES/COMMENTS

- a. The West Bay subregion is comprised of San Francisco and Marin Counties.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	1981
Residential	13,767	17,108	30,876	Date(s) of Local Review:	See Places
Local-Serving	2,173	1,386	3,559	Date(s) of Revisions:	See Places
Basic	7,137	434	7,571	Agency(ies) Contacted:	See Places
Mixed Uses	241	310	551		
All Uses	23,318	19,239	42,557		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	13,870	58,860	4.2	Residential	103	180	283
POST-2000	17,289	41,396	2.4	Local-Serving	71	129	201
TOTAL	31,159	100,256	3.2	Basic	67	0	67
				Housing Units:	1,774		
				Units per Acre:	6.3		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	973
Rebuild:	1,467
Conversion:	806
Status Unknown:	9
Total Second Growth/Redevelopment	3,254

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	64
Local-Serving	73
Basic	1,297

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Alameda County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	222	28	250	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93	
Local-Serving	28	0	28	Date(s) of Revisions: 12-85, 8-91	
Basic	109	0	109	Agency(ies) Contacted: Planning	
Mixed Uses	164	0	164		
All Uses	524	28	552		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	294	2,423	8.3	Residential	72	0	72
POST-2000	28	271	9.7	Local-Serving	41	0	41
TOTAL	322	2,694	8.4	Basic	52	0	52
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	83
Rebuild:	206
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	289

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	10
Basic	108

NOTES/COMMENTS

- The study area is the City of Alameda.
- The 1991 revision was based on a site-specific land inventory prepared by the city for the 1991 General Plan.
- Significant redevelopment potential is described within the Business and Waterfront Improvement Plan which will guide development along Webster Street, Park Street and the waterfront area.
- Residential development is subject to Measure A (approved by the voters in 1973), which limits new residential development to single family detached or duplex units, and to a maximum of two stories. Multi-family complexes can be rebuilt, but no additional units can be added. However, up to 325 multi-family units may be built as replacement housing for the Buena Vista Apartments (subsidized units which were converted to market rate housing in 1988).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-81	
Residential	27	0	27	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93	
Local-Serving	30	0	30	Date(s) of Revisions: 7-84, 12-91	
Basic	2	0	2	Agency(ies) Contacted: Planning	
Mixed Uses	3	77	80		
All Uses	62	77	139		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	29	504	17.7	Residential	2	26	28
POST-2000	26	0	0.0	Local-Serving	1	51	52
TOTAL	54	504	9.3	Basic	0	0	0
				Housing Units:	126		
				Units per Acre:	4.6		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1
Rebuild:	113
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	114

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	28
Local-Serving	3
Basic	81

NOTES/COMMENTS

- The study area is the City of Albany.
- The 1991 revision reflects the (November) draft 1991 General Plan. Since Albany is generally built-out, most future development potential will be associated with infill or redevelopment.
- Infill potential reflects an expectation of additional second units in the city.
- Post-1990 residential potential includes a 4-acre site (Hill Lumber); city staff suggests a development potential of 156 units. However, this site might instead become a new school site.
- Post-2000 redevelopment potential includes the 77-acre Golden Gate Fields waterfront site. The current lease expires in 2002. Future land use plans for this site were uncertain at the time of the 1991 update.
- The 1991 revision included additional mixed use development potential along Solano and San Pablo Avenues due to a policy which allows residential uses above retail.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-81			
Residential	26	2	28	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93			
Local-Serving	90	15	105	Date(s) of Revisions: 6-84, 11-85, 6-93, 6-94			
Basic	54	2	57	Agency(ies) Contacted: Planning			
Mixed Uses	15	23	39				
All Uses	185	43	228				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	32	1,089	33.7	Residential	6	15	21
POST-2000	17	529	31.2	Local-Serving	8	8	16
TOTAL	49	1,618	32.9	Basic	1	0	1
				Housing Units:	743		
				Units per Acre:	35.5		
SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES							
Infill:						228	
Rebuild:						0	
Conversion:						0	
Status Unknown:						0	
Total Second Growth/Redevelopment						228	
LAND USE SHIFT OF DEVELOPED ACRES FROM:							
Residential						0	
Local-Serving						0	
Basic						0	

NOTES/COMMENTS

- The study area is the City of Berkeley.
- The 1994 revision was a comprehensive update which relied heavily on cumulative development information contained in city area plans and environmental review documents including the West Berkeley Plan Draft EIR, which incorporated development policy estimates for South Berkeley, the downtown and the university. Local planning staff reviewed information in these reports with ABAG staff and provided updates, where pertinent.
- Since the city is largely built-out, much of Berkeley's development potential consists of infill and redevelopment opportunities. The table includes substantial residential and commercial infill potential in developed portions of Berkeley, as well as some long-term commercial development potential associated with the waterfront area.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-81	
Residential	10	0	10	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93	
Local-Serving	40	0	40	Date(s) of Revisions: 9-88, 12-92	
Basic	13	0	13	Agency(ies) Contacted: Economic Development Planning	
Mixed Uses	51	0	51		
All Uses	114	0	114		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	28	1,560	55.2	Residential	18	0	18
POST-2000	0	0	0	Local-Serving	19	0	19
TOTAL	28	1,560	55.2	Basic	14	0	14
				Housing Units:	680		
				Units per Acre:	38.1		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	3
Rebuild:	73
Conversion:	11
Status Unknown:	9
Total Second Growth/Redevelopment	95

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	1
Basic	93

NOTES/COMMENTS

- The study area is the City of Emeryville.
- The 1992 revision included a comprehensive site-specific, project review provided by Redevelopment Agency staff.
- Since the inventory of development potential consists primarily of known projects, most of the development potential is staged in the very near term. Most development potential in Emeryville consists of infill and/or redevelopment.
- Sites with significant post-1990 residential potential include the following: East Baybridge/Catellus site (510 units on 4 acres); del Monte Cannery (11 acres; mixed use; 300 units); St. Alban's/ Holiday Inn (2.5 acres; mixed use; 220 units); Emerybay Club and Apartments II (3 acres; 260 units); and Hollis Street (6 acres; 100 units).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	11-81
Residential	1,085	0	1,085	Date(s) of Local Review:	9-82, 11-85, 6-91, 7-93
Local-Serving	424	0	424	Date(s) of Revisions:	5-87, 12-91
Basic	2,770	0	2,770	Agency(ies) Contacted:	Community Development
Mixed Uses	0	0	0		
All Uses	4,278	0	4,278		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,085	9,610	8.9	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	1,085	9,610	8.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the City of Fremont.
- The 1991 revision relied on a city-provided inventory of vacant land with associated development potential, organized by traffic analysis zones. Data sources include the following appendices (from the 1990 General Plan) provided by local planning staff: Appendix J: residential potential; Appendix H: commercial potential; and Appendix C: industrial potential.
- All pre-existing land unit records with post-1990 development potential were replaced with new records, corresponding to the vacant land inventory.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	648	670	1,318	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93	
Local-Serving	38	0	38	Date(s) of Revisions: 10-84, 10-87, 9-91	
Basic	1,131	0	1,131	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Planning	
All Uses	1,816	670	2,486	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	648	6,459	10.0	Residential	0	0	0
POST-2000	670	6,546	9.8	Local-Serving	0	0	0
TOTAL	1,318	13,005	9.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	133
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	133

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Hayward sphere of influence includes the city and unincorporated areas known as Hayward Acres, Mount Eden, and La Vista. The unincorporated areas of Cherryland and Fairview are within Hayward's SOI, but have been separated out for planning purposes (see place codes 116 and 119).
- The 1991 revision consisted of a comprehensive revision of the vacant and redevelopable development potential based on a city provided inventory of vacant and underutilized parcels, as of 1990, by General Plan designation.
- The 1991 revision reflected more current expectations regarding development potential for various properties including: Walpert Ridge (500-700 units on 300 acres). Development potential for the Shorelands (Cargill Salt) and adjacent properties is the subject of planning studies currently underway; no potential is currently identified in the data base.
- Development potential associated with unincorporated areas within Hayward's sphere of influence was provided by Alameda County Planning Department and reviewed and verified by Hayward's Planning Department.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	1,909	2,009	3,919	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93	
Local-Serving	297	230	527	Date(s) of Revisions: 10-84, 85, 11-91	
Basic	399	276	675	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	2,605	2,515	5,120		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,909	6,979	3.7	Residential	0	0	0
POST-2000	2,009	7,427	3.7	Local-Serving	0	0	0
TOTAL	3,919	14,406	3.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Livermore area corresponds to the sphere of influence.
- The 1991 revision reflected changing policies regarding the North Livermore Area. At the time, the city was considering four alternatives based on various levels of future population ranging from 10,000 - 40,000. Based on city staff recommendation, the Local Policy Survey data base reflects a population of 30,000 for this area. Interested persons should check final adopted plans.
- All development potential in the North Livermore Area has been staged as available no earlier than 1995 and extending out to 2010. Overall development potential in the North Livermore area reflects the following: approximately 7,290 single family and 3,620 multi family units; 399 acres with basic potential and 420 acres with local serving potential.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	11-81
Residential	76	100	176	Date(s) of Local Review:	9-82, 11-85, 6-91, 7-93
Local-Serving	435	0	435	Date(s) of Revisions:	11-85, 5-93
Basic	949	0	949	Agency(ies) Contacted:	Planning
Mixed Uses	0	0	0		
All Uses	1,460	100	1,560		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	76	1,250	16.5	Residential	0	0	0
POST-2000	100	1,000	10.0	Local-Serving	0	0	0
TOTAL	176	2,250	12.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Newark study area corresponds to the city limits which are coterminous with the LAFCO sphere of influence.
- The 1993 revision reflects a comprehensive update of the post-1990 development potential based on a newly prepared land inventory prepared as part of a General Plan update. Since the city's land inventory reflects post-1992 development potential, used 1990 census data and current housing counts to estimate residential development from 1990-1992.
- Near-term (1990-2000) residential development potential includes the following projects. Single family projects include: Nantucket Cove (30 units); Pacific Landing (11 units); Gateway (50 units); Willow & Thornton (16 units); Southlake Estates (24 units) and Mayhews (150 units). Multiple family projects include: Newark Gardens; Sycamore & George (15 units); Nylen Apartments (330 units); and Valencia Townhomes (22 units). City staff expects residential development to occur at a slower pace than historical trends.
- Significant basic development potential is located in 1990 census tracts 444300 and 444600. Significant local-serving development potential occurs in census tracts 444100, 444200, and 444600.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-81	
Residential	1,230	252	1,481	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93	
Local-Serving	150	0	150	Date(s) of Revisions: 6-86, 4-93	
Basic	1,351	0	1,351	Agency(ies) Contacted: Planning	
Mixed Uses	0	210	210	Office of Housing & Neighborhood Dev	
All Uses	2,731	462	3,192	Port of Oakland	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,230	5,301	4.3	Residential	0	140	140
POST-2000	392	740	1.9	Local-Serving	0	70	70
TOTAL	1,621	6,041	3.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	24
Rebuild:	566
Conversion:	795
Status Unknown:	0
Total Second Growth/Redevelopment	1,385

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	36
Local-Serving	10
Basic	816

NOTES/COMMENTS

- The Oakland study area corresponds to the city limits.
- The 1993 revision reflects a comprehensive update of the post-1990 development potential. A primary information source was the city's mapping of development and redevelopment potential in the Open Space Inventory (OSCAR).
- Most redevelopment areas were identified as having "basic" development potential. One parcel east of Highway 13 was coded with "mixed use" potential. To establish the unit potentials associated with residential infill parcels, ABAG staff assumed an average density of 3 units per acre (this would have to be considered 'net') for single family and 9 units for multiple family.
- The development trends and accounting of development potential is somewhat complicated by the 1989 earthquake and the 1991 fire. Single-family earthquake-damaged structures were largely repaired by prior to the 1990 census. The 1991 significantly affected the development potential in some tracts. The fire destroyed 2,021 single family and 75 multiple family units, for a total of 2,777 units in 4 census tracts. Obviously the 1990 census would reflect pre-fire housing inventory. City staff estimates that approximately 2,100 units would be rebuilt by 1995 (thus a fire-related net decrease of about 670 units would be expected in these tracts, even though 2100 new units were built. City staff estimates that the new capacity for this area will decrease by about 350 units compared to the pre-fire conditions due to land owners buying adjacent lots to allow for larger homes and a few lots now being considered unbuildable; this estimate assumes that the 400-unit Parkwoods development will be rebuilt.
- The 1993 revision also updated information of major downtown projects including the Federal Office Building, City Center, the Pacific Renaissance Center and the Caltrans State Office Building.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-81	
Residential	0	0	0	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: none	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	0	0	0		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Piedmont study area corresponds to the city limits.
- Piedmont is largely built-out. Most development potential will be infill or redevelopment.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81		
Residential	5,393	9,635	15,028	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93		
Local-Serving	383	676	1,059	Date(s) of Revisions: 11-84, 6-85, 2-93		
Basic	0	0	0	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0			
All Uses	5,776	10,311	16,087			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	5,393	5,854	1.1	Residential	0	0	0
POST-2000	9,635	5,604	0.6	Local-Serving	0	0	0
TOTAL	15,028	11,458	0.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Pleasanton area corresponds to the sphere of influence.
- b. The 1993 revision incorporated data from the City's 1993 inventory of vacant and underdeveloped parcels within the Pleasanton Planning Area. Nonresidential development potential was grouped into a single category for commercial, office and industrial potential. Note that development potential associated with intensification, infill or other types of redevelopment is not broken out separately in the table, but is included in the aggregate city potential.
- b. Pleasanton has a growth management program which sets a cap on residential development at 650 units/year.
- d. The 1993 revision also includes a distinct change in assumptions regarding development potential for Pleasanton Ridge. Prior policies would have allowed approximately 2,500 units in this area. Since the passage of Measure M, city policy now calls for 276 single family units for the Pleasanton Ridge.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81		
Residential	165	0	165	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93		
Local-Serving	47	0	47	Date(s) of Revisions: 9-85, 7-88, 10-91		
Basic	103	0	103	Agency(ies) Contacted: Community Development		
Mixed Uses	8	0	8			
All Uses	322	0	322			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	170	1,729	10.2	Residential	5	0	5
POST-2000	0	0	0	Local-Serving	3	0	3
TOTAL	170	1,729	10.2	Basic	0	0	0
				Housing Units:	225		
				Units per Acre:	45.0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	78
Rebuild:	106
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	183
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	8
Basic	22

NOTES/COMMENTS

- The San Leandro study area is the sphere of influence, excluding the unincorporated community of Ashland which is a separate study area.
- The 1988 revision included a comprehensive, extensive review of all pre-existing records and all newly-identified potential sites. In 1991, minor revisions were made to update staging information.
- Key near-term (1990-2000) residential potential includes the Robert's Landing/Citation homes site involving a 1,300-acre study area, of which approximately 100 acres are designated for low- to medium-density residential use (760 units). Additional sites include 45.6 acres (446 units) in census tract 430500; and a portion of Hillcrest Knolls constructed in the 1990-1995 period: (13.1 acres, 68 units).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	462	1,011	1,473	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93			
Local-Serving	62	63	125	Date(s) of Revisions: 10-84, 1-93			
Basic	60	88	148	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0				
All Uses	584	1,162	1,746				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	462	2,679	5.8	Residential	0	0	0
POST-2000	1,011	2,934	2.9	Local-Serving	0	0	0
TOTAL	1,473	5,613	3.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	2
Rebuild:	267
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	269

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	38
Basic	178

NOTES/COMMENTS

- The Union City study area corresponds to the sphere of influence.
- The 1993 revision included a comprehensive update to the Local Policy Survey inventory of land unit records.
- The 1993 revision also includes new policies regarding the Decoto Industrial Park Study Area (DIPSA), as contained in a new specific plan for this area. Development assumptions for the "Preferred Alternative" were applied. DIPSA residential potential includes a total of about 1,900 units, 1,075 of which are staged as not available for development before 2010. The DIPSA area also includes 40.7 acres of local-serving and 88.0 acres of basic potential within this area.
- Significant near-term (1990-2000) residential potential includes the Ponderosa/511 site on 90 acres (474 units); a Gregger Group 60-acre site (353 units); and a 38-acre Pinn Brothers site (205 units) which was under construction in 1992.
- The 1993 revision also reflects current policy regarding development potential in the Hill area. A total development potential of 1,000 units are assumed. Development staging, density and total potential in this area should be carefully monitored as plans solidify.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	151	0	151	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 10-84, 11-85, 9-91	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	151	0	151		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	151	1,573	10.4	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	151	1,573	10.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Ashland is an unincorporated area within San Leandro's sphere of influence.
- Residential potential was provided by Alameda County planning staff at the time of the 1991 revision. Residential potential was identified by County planning staff based on a background land survey completed for the 1990 Housing Element.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	845	349	1,194	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93			
Local-Serving	0	0	0	Date(s) of Revisions: 11-85, 10-91			
Basic	0	0	0	Agency(ies) Contacted: County Planning			
Mixed Uses	0	0	0				
All Uses	845	349	1,194				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	845	3,359	4.0	Residential	0	0	0
POST-2000	349	2,309	6.6	Local-Serving	0	0	0
TOTAL	1,194	5,668	4.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	539
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	539
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area of Castro Valley is an unincorporated portion of Alameda County, which nevertheless has a designated LAFCO sphere of influence.
- Post-1990 residential potential includes the 500-acre Jensen site; vacant parcels totalling 154 acres (1,231 potential units); and infill potential of 3,397 units on 531 acres.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	179	0	179	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 10-84, 11-85, 9-91	
Basic	0	0	0	Agency(ies) Contacted: County Planning	
Mixed Uses	0	0	0		
All Uses	179	0	179		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	179	1,936	10.8	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	179	1,936	10.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Cherryland is an unincorporated area within Hayward's sphere of influence.
- Residential potential was provided by Alameda County planning staff at the time of the 1991 revision. Residential potential was identified by County planning staff based on a background land survey completed for the 1990 Housing Element.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	652	3,052	3,704	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93			
Local-Serving	146	402	548	Date(s) of Revisions: 8-84, 5-85, 5-88, 8-91, 2-93, 4-9			
Basic	121	68	189	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0				
All Uses	919	3,522	4,441				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	652	4,335	6.7	Residential	0	0	0
POST-2000	3,052	14,036	4.6	Local-Serving	0	0	0
TOTAL	3,704	18,371	5.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES			
				Infill:		15	
				Rebuild:		4	
				Conversion:		0	
				Status Unknown:		0	
				Total Second Growth/Redevelopment		19	
				LAND USE SHIFT OF DEVELOPED ACRES			
				FROM:			
				Residential		0	
				Local-Serving		4	
				Basic		0	

NOTES/COMMENTS

- The Dublin study area includes the city's adopted LAFCO sphere of influence and area in East Dublin, east of the sphere, within the Dublin Planning Area.
- Plans for both West and East Dublin have been in considerable flux over the past several years. This table includes revisions made in the spring of 1994, per the most current city policy.
- Residential development potential in Eastern Dublin reflects a total potential slightly greater than 16,200 units, including a potential for about 2,300 units prior to the year 2000 and about 13,900 units post 2000. Nonresidential potential in Eastern Dublin includes approximately 850 acres for a mix of campus office, industrial park, general and neighborhood commercial and hotel uses.
- Development plans in Western Dublin are particularly tentative. Current expectations are that a range of anywhere from 0 to 450 units might be developed on about 300 acres by the year 2000, and that anywhere from 0 to 3,100 units could be developed on 3,100 acres by the year 2010. The LPS data base (and thus, this table) reflects approximately the mid-point within these ranges.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81 Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93 Date(s) of Revisions: 10-84, 11-85, 9-91 Agency(ies) Contacted: County Planning			
Residential	0	0	0				
Local-Serving	0	0	0				
Basic	75	0	75				
Mixed Uses	0	0	0				
All Uses	75	0	75				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- San Lorenzo is an unincorporated area south of the city of San Leandro and north of Hayward, excluding land within the cities' spheres of influence.
- The San Lorenzo area is generally built out. At the time of the 1991 revision, County staff indicated there were no new sites with development potential. A single record in the data base with post-1990 potential is a 75-acre site with basic potential.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	689	0	689	Date(s) of Local Review: 9-82, 11-85, 6-91, 7-93			
Local-Serving	3	0	3	Date(s) of Revisions: 10-84, 11-85, 9-91			
Basic	0	0	0	Agency(ies) Contacted: County Planning			
Mixed Uses	0	0	0				
All Uses	692	0	692				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	689	2,220	3.2	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	689	2,220	3.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Fairview is an unincorporated area within the Hayward's sphere of influence.
- Residential potential was provided by Alameda County planning staff at the time of the 1991 revision. Residential potential was identified by County planning staff based on a background land survey completed for the 1990 Housing Element. Near-term (1990-2000) residential potential includes: Rancho Palomares/Pacific Terraces (960 units on 300 acres); Intowne (50 units on 10.9 acres); and Centrex (74 units on 26 acres).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1981	
Residential	18,194	26,639	44,833	Date(s) of Local Review: See Places	
Local-Serving	2,069	2,565	4,634	Date(s) of Revisions: See Places	
Basic	3,099	3,599	6,697	Agency(ies) Contacted: See Places	
Mixed Uses	4	0	4		
All Uses	23,366	32,803	56,169		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	18,197	74,366	4.1	Residential	3	0	3
POST-2000	26,639	97,684	3.7	Local-Serving	1	0	1
TOTAL	44,836	172,050	3.8	Basic	0	0	0
				Housing Units:	114		
				Units per Acre:	42.7		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	5,099
Rebuild:	179
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	5,278

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	27
Basic	77

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Contra Costa County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	2,120	3,012	5,131	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Local-Serving	322	366	688	Date(s) of Revisions: 11-84, 10-88, 12-91, 3-93			
Basic	429	403	831	Agency(ies) Contacted: Development Services			
Mixed Uses	0	0	0	Contra Costa Transport. Authority			
All Uses	2,870	3,780	6,650				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,120	15,931	7.5	Residential	0	0	0
POST-2000	3,012	8,376	2.8	Local-Serving	0	0	0
TOTAL	5,131	24,307	4.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area corresponds to the LAFCO sphere of influence.
- b. The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	1,872	4,476	6,348	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Local-Serving	184	260	444	Date(s) of Revisions: 11-83, 10-84, 1-92, 3-93, 3-94			
Basic	11	367	378	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0	Contra Costa Transport. Authority			
All Uses	2,067	5,102	7,169				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,872	8,464	4.5	Residential	0	0	0
POST-2000	4,476	20,844	4.7	Local-Serving	0	0	0
TOTAL	6,348	29,308	4.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Brentwood area is the city's LAFCO sphere of influence, most recently amended in March 1994.
- The 1991 and 1993 revisions relied extensively on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.
- At the time of the 1993 revision, the city was updating their General Plan and a Draft Plan was being reviewed. The planning area for the General Plan is larger than the city's LAFCO sphere of influence. Additional development potential (outside the sphere of influence) identified within the city's Draft General Plan was, therefore, included within the Rural East County study area (place code: 232).
- A 1994 revision reflects development potential associated with the Cowell Ranch proposal. A portion of this site was annexed to Brentwood's sphere of influence in March 1994. The following potential is included for this area: 7,457 dwelling units on 823 residential acres; 19.5 local-serving acres and 115 basic acres. Open space uses on Cowell Ranch and additional General Plan areas outside the sphere of influence are reflected in the Rural East County study area (place code: 232).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	311	255	566	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	27	0	27	Date(s) of Revisions: 12-91, 3-93, 9-93	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	338	255	593		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	311	1,635	5.3	Residential	0	0	0
POST-2000	255	499	2.0	Local-Serving	0	0	0
TOTAL	566	2,134	3.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Clayton area is the city's LAFCO sphere of influence.
- The data base of development potential was comprehensively updated in 1993, based on a table of residential land supply and aggregate information for local-serving land supply.
- The data base reflects a residential dwelling unit potential of 372 single family units associated with the Marsh Creek Road Specific Plan area. This potential is staged for development post-2000.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	626	100	726	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	123	0	123	Date(s) of Revisions: 10-84, 5-88, 12-91, 4-93	
Basic	738	0	738	Agency(ies) Contacted: Planning	
Mixed Uses	4	0	4		
All Uses	1,491	100	1,591		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	629	5,243	8.3	Residential	3	0	3
POST-2000	100	800	8.0	Local-Serving	1	0	1
TOTAL	729	6,043	8.3	Basic	0	0	0
				Housing Units:	114		
				Units per Acre:	42.7		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	119
Rebuild:	141
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	260

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	27
Basic	75

NOTES/COMMENTS

- The Concord study area is the city's LAFCO sphere of influence.
- The data base was comprehensively updated in 1988. Revisions in 1991 reflected city comments on land availability in three census tracts. Revisions in 1993 primarily reflect changes in the development staging.
- The near term (1990-2000) residential development potential includes the Crystyl Ranch site (454 units on 179 acres).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 12-80			
Residential	10	68	79	Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93			
Local-Serving	12	0	12	Date(s) of Revisions: 12-91, 3-93			
Basic	0	0	0	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0	Contra Costa Transport. Authority			
All Uses	22	68	91				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	10	220	21.8	Residential	0	0	0
POST-2000	68	275	4.0	Local-Serving	0	0	0
TOTAL	79	495	6.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The El Cerrito area is the city's LAFCO sphere of influence which includes unincorporated Kensington.
- b. The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 01-81 Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93 Date(s) of Revisions: 3-88, 12-91, 3-93 Agency(ies) Contacted: Planning Contra Costa Transport. Authority			
Residential	346	12	358				
Local-Serving	296	79	375				
Basic	64	113	177				
Mixed Uses	0	0	0				
All Uses	706	204	911				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	346	1,950	5.6	Residential	0	0	0
POST-2000	12	86	6.9	Local-Serving	0	0	0
TOTAL	358	2,036	5.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Hercules study area corresponds to the LAFCO sphere of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 01-81			
Residential	1,379	955	2,334	Date(s) of Local Review:			
Local-Serving	0	30	30	11-82, 11-83, 11-85, 6-91, 7-93			
Basic	0	0	0	Date(s) of Revisions: 8-84, 12-91, 3-93			
Mixed Uses	0	0	0	Agency(ies) Contacted:			
All Uses	1,379	985	2,364	Planning			
				Contra Costa Transport. Authority			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,379	543	0.4	Residential	0	0	0
POST-2000	955	366	0.4	Local-Serving	0	0	0
TOTAL	2,334	909	0.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area corresponds to the LAFCO sphere of influence.
- b. The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81 Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93 Date(s) of Revisions: 12-91, 3-93 Agency(ies) Contacted: Planning Contra Costa Transport. Authority			
Residential	346	95	441				
Local-Serving	12	31	43				
Basic	480	410	890				
Mixed Uses	0	0	0				
All Uses	838	536	1,374				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	346	1,864	5.4	Residential	0	0	0
POST-2000	95	906	9.5	Local-Serving	0	0	0
TOTAL	441	2,770	6.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the LAFCO sphere of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	717	692	1,409	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Local-Serving	2	32	35	Date(s) of Revisions: 10-83, 3-87, 1-93			
Basic	0	0	0	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0				
All Uses	719	725	1,444				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	717	767	1.1	Residential	0	0	0
POST-2000	692	297	0.4	Local-Serving	0	0	0
TOTAL	1,409	1,064	0.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Moraga study area corresponds to the town's current LAFCO sphere of influence. In 1993, 75 acres were added to the sphere of influence, at the southern tip of Moraga (near Rancho Laguna Park).
- The 1993 revision represents a comprehensive revision of the data base for Moraga based on a 1992 city-provided inventory of sites available for development and pertinent zoning designations.
- Residential development potential includes the 47.2-acre multi-family Bruzzone site with a dwelling unit potential of 228.
- The LPS data base reflects residential development potential at a minimum density of 1 unit per 10 acres. Residential/open space sites with a density below a minimum of 1 unit per 10 acres were classified as open space.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81 Date(s) of Local Review: 11-81, 11-85, 6-91, 7-93 Date(s) of Revisions: 11-84, 12-91, 3-93 Agency(ies) Contacted: Planning Contra Costa Transport. Authority			
Residential	74	187	260				
Local-Serving	4	69	73				
Basic	5	2	7				
Mixed Uses	0	0	0				
All Uses	83	258	341				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	74	679	9.2	Residential	0	0	0
POST-2000	187	383	2.1	Local-Serving	0	0	0
TOTAL	260	1,062	4.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Pinole study area corresponds to the LAFCO sphere of influence which includes the unincorporated communities of Tara Hills, Montalvin Manor, Bayview, and portions of El Sobrante.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	985	1,307	2,292	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	105	217	322	Date(s) of Revisions: 8-84, 9-88, 12-91, 3-93	
Basic	6	1,265	1,271	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Planning	
All Uses	1,096	2,789	3,885	Contra Costa Transport. Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	985	6,298	6.4	Residential	0	0	0
POST-2000	1,307	9,324	7.1	Local-Serving	0	0	0
TOTAL	2,292	15,622	6.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area corresponds to the LAFCO sphere of influence.
- b. The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES				
Residential	70	119	189	Date of Original Survey: 11-81			
Local-Serving	95	11	106	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Basic	0	4	4	Date(s) of Revisions: 11-84, 9-88, 12-91, 9-93			
Mixed Uses	0	0	0	Agency(ies) Contacted: City Planning County Planning Contra Costa Transport. Authority			
All Uses	165	134	299				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	70	2,169	31.2	Residential	0	0	0
POST-2000	119	1,209	10.2	Local-Serving	0	0	0
TOTAL	189	3,378	17.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the LAFCO sphere of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.
- The data base contains development potential for two unincorporated areas within the sphere of influence: the Pacheco area and the Pleasant Hill BART station area.
- Pacheco includes residential potential of: 3 acres approved for development (72 units), 9 acres proposed for development (92 acres), and 3 acres additional vacant capacity (41 units); local-serving potential of 3 acres; and basic potential of 4 acres.
- BART area development potential includes 36 acres of residential (1366 units); and 21 acres of local-serving commercial.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-82	
Residential	854	310	1,164	Date(s) of Local Review: 11-81,82,83,85,6-91,7-93	
Local-Serving	269	57	327	Date(s) of Revisions: 8-84,4-88,12-91,3-93	
Basic	1,041	604	1,645	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0	Contra Costa Transport. Authority	
All Uses	2,164	972	3,136		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	854	6,154	7.2	Residential	0	0	0
POST-2000	310	3,455	11.1	Local-Serving	0	0	0
TOTAL	1,164	9,609	8.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Richmond study area includes the unincorporated areas within the LAFCO sphere of influence: North Richmond, East Richmond Heights, and most of El Sobrante.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	1-81
Residential	34	0	34	Date(s) of Local Review:	11-81, 11-85, 6-91, 7-93
Local-Serving	6	0	6	Date(s) of Revisions:	1-91, 3-93
Basic	13	0	13	Agency(ies) Contacted:	Community Development
Mixed Uses	0	0	0		Contra Costa Transport. Authority
All Uses	53	0	53		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	34	323	9.4	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	34	323	9.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the LAFCO sphere of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.
- All CCTA records including "proposed," "approved" and "vacant capacity" for San Pablo have been staged within the 1990-2000 period.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81 Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93 Date(s) of Revisions: 11-84, 6-88, 12-91, 2-94 Agency(ies) Contacted: Community Development	
Residential	1,951	2,702	4,653		
Local-Serving	130	689	819		
Basic	0	0	0		
Mixed Uses	0	0	0		
All Uses	2,081	3,391	5,472		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,951	3,052	1.6	Residential	0	0	0
POST-2000	2,702	5,527	2.0	Local-Serving	0	0	0
TOTAL	4,653	8,579	1.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	4,937
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	4,937
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Walnut Creek study area is the LAFCO sphere of influence.
- The 1993/1994 revision reflected development capacity data prepared by the City in conjunction with the General Plan update. Significant infill and redevelopment potential is identified.
- The General Plan, as adopted in July of 1993, includes a growth management program that would allow 2,500 units to be built within a ten-year period (1993-2003). No specific growth management caps are recommended beyond a ten-year horizon.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81		
Residential	624	507	1,132	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93		
Local-Serving	0	0	0	Date(s) of Revisions: 11-84, 12-91, 3-93		
Basic	0	0	0	Agency(ies) Contacted: County Planning		
Mixed Uses	0	0	0	Contra Costa Transport. Authority		
All Uses	624	507	1,132			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	624	1,277	2.0	Residential	0	0	0
POST-2000	507	552	1.1	Local-Serving	0	0	0
TOTAL	1,132	1,829	1.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Alamo-Blackhawk is an unincorporated area south of Walnut Creek and northeast of Danville, outside cities' spheres of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	1,611	881	2,492	Date(s) of Local Review:			
Local-Serving	125	148	273	11-82, 11-83, 11-85, 6-91, 7-93			
Basic	7	0	7	Date(s) of Revisions: 12-91, 3-93			
Mixed Uses	0	0	0	Agency(ies) Contacted:			
				County Planning			
				Contra Costa Transport. Authority			
All Uses	1,743	1,029	2,772				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,611	3,341	2.1	Residential	0	0	0
POST-2000	881	4,457	5.1	Local-Serving	0	0	0
TOTAL	2,492	7,798	3.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. Bethel Island is an unincorporated community in the delta area in northeastern Contra Costa County.
- b. The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	1,529	1,418	2,946	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	34	4	38	Date(s) of Revisions: 11-84, 11-85, 11-88, 12-91, 3-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Planning	
All Uses	1,563	1,422	2,985	Contra Costa Transport. Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,529	2,870	1.9	Residential	0	0	0
POST-2000	1,418	1,351	1.0	Local-Serving	0	0	0
TOTAL	2,946	4,221	1.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the LAFCO sphere of influence. The first sphere was established in 1984.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	594	3,039	3,633	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Local-Serving	46	237	283	Date(s) of Revisions: 8-84, 12-91, 3-93			
Basic	0	292	292	Agency(ies) Contacted:			
Mixed Uses	0	0	0	County Planning			
All Uses	640	3,568	4,208	Contra Costa Transport. Authority			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	594	2,591	4.4	Residential	0	0	0
POST-2000	3,039	15,159	5.0	Local-Serving	0	0	0
TOTAL	3,633	17,750	4.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the portions of unincorporated Oakley and Sand Hill which are outside Antioch's and Brentwood's spheres of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	155	700	855	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93			
Local-Serving	0	54	54	Date(s) of Revisions: 8-84, 7-86, 12-91, 3-93			
Basic	0	0	0	Agency(ies) Contacted:			
Mixed Uses	0	0	0	Planning			
All Uses	155	754	909	Contra Costa Transport. Authority			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	155	290	1.9	Residential	0	0	0
POST-2000	700	527	0.8	Local-Serving	0	0	0
TOTAL	855	817	1.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Orinda study area corresponds to the LAFCO sphere of influence. Orinda incorporated July 1, 1985.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1-82		
Residential	28	28	56	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	14	112	126	Date(s) of Revisions: 8-84, 12-91, 3-93		
Basic	0	66	66	Agency(ies) Contacted: County Planning		
Mixed Uses	0	0	0	Contra Costa Transport. Authority		
All Uses	42	206	248			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	28	194	7.0	Residential	0	0	0
POST-2000	28	172	6.2	Local-Serving	0	0	0
TOTAL	56	366	6.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area combines the Crockett and Rodeo planning areas.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	741	706	1,447	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	160	20	180	Date(s) of Revisions: 8-84, 4-85, 8-88, 8-91, 4-93	
Basic	279	0	279	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	1,180	726	1,906		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	741	3,358	4.5	Residential	0	0	0
POST-2000	706	1,275	1.8	Local-Serving	0	0	0
TOTAL	1,447	4,633	3.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	42
Rebuild:	39
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	81

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	2

NOTES/COMMENTS

- The San Ramon study area corresponds to the current LAFCO sphere of influence.
- The 1993 revision consisted of a comprehensive review of pre-existing land unit records with local planning staff to update all information. Additional data sources surveyed include: the Current Development Status Sheet (July 1991); Traffic Zone Land Use Data (February 1990); and the Crow Canyon Redevelopment Conservation and Enhancement Program (April 1991).
- The post-1990 development potential includes significant development which is already completed or under construction.
- The 1993 revision reflected some decreases in residential development potential, based on more specific project information and/or actual project approvals. Some restaging of development potential from 1990-1995 to 1995-2000 or beyond was done to reflect sagging development levels reported in the early 1990s. Development in the Westside area is not currently expected to occur prior to 2000.
- Development potential associated with most of Dougherty Valley is not included in the San Ramon study area, since this area is outside the city's current LAFCO sphere of influence (see study area 299).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	689	0	689	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	19	0	19	Date(s) of Revisions: 12-91, 3-93	
Basic	0	0	0	Agency(ies) Contacted: County Planning	
Mixed Uses	0	0	0	Contra Costa Transport. Authority	
All Uses	708	0	708		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	689	2,297	3.3	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	689	2,297	3.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Discovery Bay is an unincorporated community in eastern Contra Costa County on Indian Slough.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	50	101	151	Date(s) of Local Review: 11-82, 11-83, 11-85, 6-91, 7-93	
Local-Serving	0	14	14	Date(s) of Revisions: 12-91, 3-93	
Basic	0	54	54	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	50	169	219	City of Pittsburg, Planning	
				Contra Costa Transport. Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	50	388	7.8	Residential	0	0	0
POST-2000	101	1,597	15.8	Local-Serving	0	0	0
TOTAL	151	1,985	13.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to that portion of the West Pittsburg area which is outside the city of Pittsburg's LAFCO sphere of influence. Most of the unincorporated West Pittsburg area is within the city's sphere; development potential is included in the Pittsburg study area.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81	
Residential	282	788	1,070	Date(s) of Local Review:	
Local-Serving	75	30	105	11-82, 11-83, 11-85, 6-91, 7-93	
Basic	26	0	26	Date(s) of Revisions: 8-84, 12-91, 3-93, 3-94	
Mixed Uses	0	0	0	Agency(ies) Contacted:	
				County Planning	
				Contra Costa Transport. Authority	
All Uses	383	819	1,201		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	282	1,181	4.2	Residential	0	0	0
POST-2000	788	2,329	3.0	Local-Serving	0	0	0
TOTAL	1,070	3,510	3.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Rural East County includes unincorporated areas in eastern Contra Costa County, east of the census tracts 3551.02 and 3551.03 and outside other study areas. In the Local Policy Survey, Bethel Island (217), Brentwood (202), Oakley-Sand Hill (222), and Discovery Bay (230) are all identified separately. Rural East County includes Knightsen, Byron, and portions of the Brentwood General Plan area outside spheres of influence.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.
- Significant long-term development potential in census tract 3040.00 includes planning areas "G," "H" and a portion of "J" in the 1993 Brentwood Draft General Plan. A change to Brentwood's sphere of influence in March of 1994 did result in the urban portion of planning area "J" (Cowell Ranch) being included in the Brentwood planning area (place code 202).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 11-81			
Residential	200	4,180	4,380	Date(s) of Local Review:			
Local-Serving	7	104	111	11-81,82,83,85,6-91,7-93			
Basic	0	19	19	Date(s) of Revisions: 8-84,12-88,12-91,3-93			
Mixed Uses	0	0	0	Agency(ies) Contacted:			
All Uses	207	4,303	4,510	County Planning			
				Contra Costa Transport. Authority			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	200	1,287	6.4	Residential	0	0	0
POST-2000	4,180	17,918	4.3	Local-Serving	0	0	0
TOTAL	4,380	19,205	4.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Remainder area is comprised of all unincorporated territory outside all other study areas. It includes the remainder of San Ramon Valley areas outside the spheres of influence of San Ramon, Danville and Alamo-Blackhawk, Tassajara, the community of Port Costa and scattered rural residential enclaves.
- The 1991 and 1993 revisions relied on data collected by the Contra Costa Transportation Authority (CCTA) and submitted to ABAG by CCTA consultants. The data reflects development potential provided to the CCTA by the local jurisdiction concerning: approved projects, known proposed development projects, and additional capacity based on vacant or redevelopable land. ABAG staff used the project status to stage development projects for the earliest possible time period. ABAG staff also reviewed historical trends and other available information to refine the staging assignments.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982			
Residential	13,187	2,290	15,477	Date(s) of Local Review: See Places			
Local-Serving	2,697	1,681	4,378	Date(s) of Revisions: See Places			
Basic	354	20	373	Agency(ies) Contacted: See Places			
Mixed Uses	732	761	1,493				
All Uses	16,969	4,751	21,720				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	13,650	16,289	1.2	Residential	463	254	716
POST-2000	2,543	5,468	2.1	Local-Serving	231	507	738
TOTAL	16,193	21,757	1.3	Basic	39	0	39
				Housing Units:	1,045		
				Units per Acre:	1.5		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	1
Status Unknown:	0
Total Second Growth/Redevelopment	1

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	37
Basic	518

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Marin County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	9	0	9	Date(s) of Local Review: 2-83, 3-84, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 1-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Planning	
All Uses	9	0	9	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	9	22	2.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	9	22	2.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Belvedere area corresponds to the city's sphere of influence, which is coterminous with city boundaries.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82 Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93 Date(s) of Revisions: 12-85,11-91,1-93 Agency(ies) Contacted: Planning County Planning			
Residential	173	0	173				
Local-Serving	16	0	16				
Basic	6	0	6				
Mixed Uses	61	0	61				
All Uses	255	0	255				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	195	513	2.6	Residential	22	0	22
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	195	513	2.6	Basic	39	0	39
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Corte Madera area consists of the town and unincorporated area within its urban service area/sphere of influence.
- b. The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	603	48	650	Date(s) of Local Review: 2-83, 3-84, 11-85, 6-91, 7-93	
Local-Serving	24	0	24	Date(s) of Revisions: 11-91, 1-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Planning	
All Uses	627	48	675	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	603	466	0.8	Residential	0	0	0
POST-2000	48	28	0.6	Local-Serving	0	0	0
TOTAL	650	494	0.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Fairfax area corresponds to the town and its sphere of influence.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	468	0	468	Date(s) of Local Review: 2-83, 3-84, 11-85, 6-91, 7-93	
Local-Serving	37	0	37	Date(s) of Revisions: 11-91, 1-93	
Basic	0	0	0	Agency(ies) Contacted: City Planning	
Mixed Uses	0	0	0	County Planning	
All Uses	505	0	505		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	468	1,157	2.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	468	1,157	2.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	2
Basic	0

NOTES/COMMENTS

- The Larkspur sphere of influence includes the unincorporated communities of Kentfield, Greenbrae, and Kent Woodlands, in addition to the city limits.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	1,013	0	1,013	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	16	0	16	Date(s) of Revisions: 4-84,11-91,1-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Planning	
All Uses	1,030	0	1,030	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,013	1,215	1.2	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	1,013	1,215	1.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to Mill Valley's sphere of influence which includes the unincorporated Tamalpais and Homestead Valleys.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	1,594	583	2,176	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	510	358	868	Date(s) of Revisions: 12-85,11-91,3-93	
Basic	43	20	63	Agency(ies) Contacted:	
Mixed Uses	631	0	631	City Planning	
All Uses	2,779	960	3,739	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,008	3,500	1.7	Residential	414	0	414
POST-2000	583	1,786	3.1	Local-Serving	217	0	217
TOTAL	2,591	5,286	2.0	Basic	0	0	0
				Housing Units:	744		
				Units per Acre:	1.8		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	1
Status Unknown:	0
Total Second Growth/Redevelopment	1

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	511

NOTES/COMMENTS

- The Novato study area is the sphere of influence which includes unincorporated areas of Blackpoint, Atherton Avenue, Pinheiro Ridge, North Novato, West Novato, Indian Valley, Pacheco-Indian Valley College, and Bel Marin Keys.
- The following sources were used during the 1993 revision: Marin County's data base of available land, the County data base of current development projects (PROPDEV 15); and local staff review. This data base was prepared with the coordination of the cities and towns of Marin and contain information on vacant parcels and development potential under current local zoning.
- At the time of the 1993 revision, the (re)development potential for Hamilton Air Force Base was based on the Autodesk proposal and assumed the following: a residential potential of 1400 units; 1.2 million square feet of nonresidential development (primarily office) including 150,000 s.f. retail. ABAG staff assumed additional long-term (post 2010) office potential of 1 million square feet on additional acreage at Hamilton.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	74	0	74	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 11-91,3-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Planning	
All Uses	74	0	74	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	74	37	0.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	74	37	0.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area for the Town of Ross corresponds to the LAFCO sphere of influence.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	483	0	483	Date(s) of Local Review: 2-83, 3-84, 11-85, 6-91, 7-93	
Local-Serving	3	0	3	Date(s) of Revisions: 11-91, 3-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Planning	
All Uses	486	0	486	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	483	337	0.7	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	483	337	0.7	Basic	0	0	0

Housing Units:	0
Units per Acre:	0

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- San Anselmo's sphere of influence includes the unincorporated community of Sleepy Hollow.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.
- Development potential in Sleepy Hollow consists predominantly of approximately 150 acres with potential for low density residential (92 total units).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	3,188	754	3,942	Date(s) of Local Review: 2-83, 3-84, 11-85, 6-91, 7-93	
Local-Serving	420	57	477	Date(s) of Revisions: 12-85, 10-88, 3-93	
Basic	222	0	222	Agency(ies) Contacted:	
Mixed Uses	40	10	50	City Planning	
All Uses	3,869	821	4,690	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,214	5,655	1.8	Residential	26	3	30
POST-2000	757	2,159	2.9	Local-Serving	13	7	20
TOTAL	3,971	7,814	2.0	Basic	0	0	0
				Housing Units:	1		
				Units per Acre:	0.0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	5

NOTES/COMMENTS

- The San Rafael sphere of influence includes the unincorporated Las Gallinas Valley communities of Marinwood, Los Ranchitos, Lucas Valley and San Venita.
- The following sources were used during the 1993 revision: Marin County's data base of available land; the County data base of current development projects (PROPDEV 15); and local staff review. The County data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning.
- Near-term (1990-2000) basic development potential includes 159 acres at Lucasfilm/ILM. Significant retention of open space is also proposed at this site.
- Plans for Saint Vincent's in northern San Rafael are in flux at this writing. Persons interested in the development potential for this site should check with the city for current plans regarding future development.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	289	0	289	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	8	0	8	Date(s) of Revisions: 4-84,11-91,3-93	
Basic	43	0	43	Agency(ies) Contacted:	
Mixed Uses	0	45	45	City Planning	
All Uses	340	45	385	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	289	613	2.1	Residential	0	15	15
POST-2000	15	300	20.0	Local-Serving	0	30	30
TOTAL	304	913	3.0	Basic	0	0	0

Housing Units:	300
Units per Acre:	20.0

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	35
Basic	2

NOTES/COMMENTS

- a. The Sausalito sphere of influence includes unincorporated Marin City.
- b. The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	1,416	7	1,423	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	89	0	89	Date(s) of Revisions: 11-85,11-91,3-93	
Basic	0	0	0	Agency(ies) Contacted: Community Development County Planning	
Mixed Uses	0	0	0		
All Uses	1,505	7	1,511		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,416	1,077	0.8	Residential	0	0	0
POST-2000	7	14	2.1	Local-Serving	0	0	0
TOTAL	1,423	1,091	0.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Tiburon sphere of influence includes the Strawberry area, portions of Ring Mountain and all of the Tiburon Peninsula except for Belvedere.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	2,714	210	2,924	Date(s) of Local Review: 2-83,3-84,11-85,6-91,7-93	
Local-Serving	1,566	1,254	2,820	Date(s) of Revisions: 3-93	
Basic	0	0	0	Agency(ies) Contacted: County Planning	
Mixed Uses	0	624	624		
All Uses	4,280	2,088	6,368		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,714	1,130	0.4	Residential	0	208	208
POST-2000	418	21	0.1	Local-Serving	0	416	416
TOTAL	3,132	1,151	0.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0.0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Coastal Remainder study area includes the unincorporated coastal areas including Bolinas, Inverness, Inverness Park, Pt Reyes Station, Dillon Beach, Tomales, Olema, and Muir Beach.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	1,164	688	1,852	Date(s) of Local Review:	
Local-Serving	8	12	20	2-83, 3-84, 11-85, 6-91, 7-93	
Basic	40	0	40	Date(s) of Revisions: 3-93	
Mixed Uses	0	82	82	Agency(ies) Contacted:	
				County Planning	
All Uses	1,212	782	1,993		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,164	567	0.5	Residential	0	27	27
POST-2000	716	1,160	1.6	Local-Serving	0	55	55
TOTAL	1,879	1,727	0.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Inland Rural Remainder study area includes unincorporated areas outside city's spheres of influence and outside the coastal recreation corridor, including Nicasio Valley and San Geronimo.
- The primary source of information for the 1993 revision was Marin County's data base (PROPDEV 15) of available land. This data base was prepared with the coordination of the cities and towns of Marin and contains information on vacant parcels and development potential under current local zoning. For residential records with no information on acreage, ABAG staff assumed a continuation of existing average densities.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	1982
Residential	3,542	2,257	5,799	Date(s) of Local Review:	See Places
Local-Serving	436	308	743	Date(s) of Revisions:	See Places
Basic	2,091	1,062	3,153	Agency(ies) Contacted:	See Places
Mixed Uses	0	0	0		
All Uses	6,069	3,627	9,696		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,542	10,663	3.0	Residential	0	0	0
POST-2000	2,257	6,090	2.7	Local-Serving	0	0	0
TOTAL	5,799	16,753	2.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	18
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	18

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Napa County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	917	0	917	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	38	0	38	Date(s) of Revisions: none	
Basic	30	0	30	Agency(ies) Contacted: Planning Consultant	
Mixed Uses	0	0	0		
All Uses	985	0	985		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	917	1,390	1.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	917	1,390	1.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	18
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	18
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Calistoga study area corresponds to the LAFCO sphere of influence which is coterminous with the incorporated city limits.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82		
Residential	666	976	1,643	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	71	70	141	Date(s) of Revisions: 8-84, 12-88, 10-91		
Basic	96	96	192	Agency(ies) Contacted:		
Mixed Uses	0	0	0	City Planning		
All Uses	833	1,143	1,976	County Planning		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	666	4,729	7.1	Residential	0	0	0
POST-2000	976	4,666	4.8	Local-Serving	0	0	0
TOTAL	1,643	9,395	5.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Napa area reflects the city's Rural Urban Limit (RUL) line which includes some land under county jurisdiction. The RUL area has remained constant since 1983.
- b. The 1991 revision incorporated an entirely new inventory of development potential in each of the city's sixteen planning areas, provided by the city on the following two tables: "Vacant Commercial and Industrial Parcel Square Footage" and "Estimated Existing and Potential Housing Units," both within the RUL. The midpoint of the General Plan density range was assumed to create unit potential and acreage estimates.
4. Based on Planning Department input, ABAG staff assumed new development would occur first in the Linda Vista and Crescent areas, followed by Terrace/Shurtleff and Foster, followed by the remaining planning areas in the study area.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	427	0	427	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 11-85	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	427	0	427		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	427	305	0.7	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	427	305	0.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	

NOTES/COMMENTS

- a. The St. Helens study area corresponds to the incorporated city limits as well as the sphere of influence; these areas are coterminous.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	0	0	0	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: none	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	0	0	0		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area reflects Yountville's city limits which are coterminous with the LAFCO sphere of influence.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	3-82
Residential	20	25	45	Date(s) of Local Review:	11-82, 6-91, 7-93
Local-Serving	0	0	0	Date(s) of Revisions:	2-93
Basic	109	0	109	Agency(ies) Contacted:	County Conservation, Development, and Planning
Mixed Uses	0	0	0		
All Uses	129	25	154		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	20	80	4.0	Residential	0	0	0
POST-2000	25	100	4.0	Local-Serving	0	0	0
TOTAL	45	180	4.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Angwin is defined by the census-designated place boundaries.
- Development is subject to County growth management policies.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	20	20	40	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 2-93	
Basic	45	0	45	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Conservation, Development, and Planning	
All Uses	65	20	85		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	20	20	1.0	Residential	0	0	0
POST-2000	20	20	1.0	Local-Serving	0	0	0
TOTAL	40	40	1.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- Deer Park is defined by the census-designated place boundaries.
- Development is subject to County growth management policies.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	941	340	1,281	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	51	0	51	Date(s) of Revisions: 8-84, 2-93	
Basic	824	53	878	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Manager	
All Uses	1,816	394	2,210	City-County Economic Development County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	941	2,748	2.9	Residential	0	0	0
POST-2000	340	754	2.2	Local-Serving	0	0	0
TOTAL	1,281	3,502	2.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- American Canyon incorporated in January of 1992. The study area is the LAFCO sphere of influence.
- At the time of the 1993 revision, the City was preparing background land use assessments for its General Plan. However, since plans are currently in flux, the information contained in this table should be reviewed against the General Plan, once adopted.
- Source information on development potential includes an inventory of vacant parcels provided by the General Plan consultant, discussions with the interim City Manager, County planning staff and ABAG staff field visits.
- ABAG staff coded vacant parcels as having residential, basic, or local-serving development potential based on surrounding land uses.
- Residential development potential was based on assumption of 6,000-8,000 square foot lots.
- Green Island Industrial Park was assumed to build out by the year 2000.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 5-86		
Residential	0	0	0	Date(s) of Local Review: 6-91, 7-93		
Local-Serving	146	225	372	Date(s) of Revisions: 2-93		
Basic	618	913	1,531	Agency(ies) Contacted: County Conservation, Development and Planning		
Mixed Uses	0	0	0			
All Uses	764	1,138	1,902			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Napa County Airport area consists of approximately 2,945 acres and is defined by the boundaries of the (Napa County) Airport Specific Plan.
- The 1993 revision incorporates County policy for this area, as set forth in the Airport Specific Plan and as provided through discussions with Napa County staff.
- Significant post-1990 development which has already occurred includes: a portion of the Napa Valley Gateway; the Napa Airport Center, and the Napa Valley Executive Park.
- At the time of the 1993 revision, approximately 1,323 acres of development potential remain. Based on guidance from County staff, the following assumptions were applied: a 20% retail/ 80% industrial split assumed (one-third of the industrial to include office). Staging assumptions are as follows: 15% 1995-2000; 20% 2000-2005; 20% 2005-2010; 45% post 2010.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82		
Residential	550	896	1,446	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	130	12	142	Date(s) of Revisions: 2-93		
Basic	369	0	369	Agency(ies) Contacted:		
Mixed Uses	0	0	0	County Conservation, Development, and Planning		
All Uses	1,049	908	1,956			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	550	1,391	2.5	Residential	0	0	0
POST-2000	896	550	0.6	Local-Serving	0	0	0
TOTAL	1,446	1,941	1.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The County remainder includes unincorporated areas outside spheres of influence. Development potential for Angwin, Deer Park and the Napa County Airport areas are all accounted for separately.
- Near-term (1990-2000) residential potential includes Villa Berryessa: 170 units on a 141-acre site; 572 units allowed under the growth management program in census tracts 201400 and 201800; and 630 units on 110 acres in census tract 201000.
- Basic potential includes a 666-acre Homestake Mining property, the Oakville Motel, the Napa Hill and Paoletti Wineries; and Busby industrial uses on 260 acres.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	601	164	765	Date(s) of Local Review: 4-83, 11-85, 6-91, 7-93	
Local-Serving	6	28	34	Date(s) of Revisions: 11-88, 11-91, 3-93	
Basic	22	0	22	Agency(ies) Contacted: Planning	
Mixed Uses	45	24	69		
All Uses	674	216	891		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	615	32,548	52.9	Residential	13	0	13
POST-2000	164	10,047	61.4	Local-Serving	15	8	23
TOTAL	778	42,595	54.7	Basic	16	16	33
				Housing Units:	2,763		
				Units per Acre:	205.2		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	433
Rebuild:	177
Conversion:	3
Status Unknown:	0
Total Second Growth/Redevelopment	613

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	2
Local-Serving	16
Basic	153

NOTES/COMMENTS

- The study area is the City and County of San Francisco.
- The 1991 revision included an extensive review and comprehensive update of the data base. Primary information sources included an "Inventory of Land Suitable for Residential Development (8/1990)," a list of potential housing sites entitled "San Francisco Housing Opportunity Sites," Table 50 of the Housing Element, and a list of office sites prepared for the Office Development Limitation Program prepared in 5/91.
- The 1993 revision included significant changes to the staging of residential records, to reflect a better accounting of 1985-1990 development and a more realistic potential buildout. The 1992 Annual Evaluation Report of the Housing Element was used to update residential potential. Other revisions included updates of data for Mission Bay and the Yerba Buena Center.
- Plans for Hunter's Point and the Presidio were undefined at the time of the 1993 revision.
- Acreage is a poor indicator of development potential in San Francisco, since development in the central areas is primarily vertical, also since redevelopment potential is highly influential. The second/growth redevelopment potential identified here (particularly for nonresidential development) are likely conservative for an area as highly urbanized as San Francisco.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982		
Residential	7,584	8,264	15,848	Date(s) of Local Review: See Places		
Local-Serving	803	157	961	Date(s) of Revisions: See Places		
Basic	2,017	750	2,767	Agency(ies) Contacted: See Places		
Mixed Uses	315	340	655			
All Uses	10,720	9,511	20,230			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	7,671	24,143	3.1	Residential	87	40	127
POST-2000	8,304	12,253	1.5	Local-Serving	102	144	247
TOTAL	15,975	36,396	2.3	Basic	126	155	281
				Housing Units:	2,329		
				Units per Acre:	18.3		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1,447
Rebuild:	2,755
Conversion:	50
Status Unknown:	0
Total Second Growth/Redevelopment	4,252

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	15
Local-Serving	371
Basic	230

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in San Mateo County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	9-82
Residential	143	18	161	Date(s) of Local Review:	8-83, 11-85, 6-91, 7-93
Local-Serving	0	0	0	Date(s) of Revisions:	10-91
Basic	0	0	0	Agency(ies) Contacted:	Planning
Mixed Uses	0	0	0		
All Uses	143	18	161		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	143	100	0.7	Residential	0	0	0
POST-2000	18	10	0.6	Local-Serving	0	0	0
TOTAL	161	110	0.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	38
Rebuild:	123
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	161

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	16
Basic	0

NOTES/COMMENTS

- The study area corresponds to the town limits, which are coterminous with the LAFCO sphere of influence.
- The 1991 revision incorporated a newly-provided inventory of residential development sites (Table H-3: Vacant and Developable Land Survey, from the 1990 Housing Element Update).
- Based on input from local staff, the historical development rate was used as a gauge to stage the earliest available time period.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	15	0	15	Date(s) of Local Review: 8-83, 11-85, 6-91, 7-93	
Local-Serving	25	0	25	Date(s) of Revisions: 9-93	
Basic	10	0	10	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	50	0	50		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	15	146	9.9	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	15	146	9.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	5
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	5

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area corresponds to the LAFCO sphere of influence.
- Much of the historical development potential in the city has been associated with the Island Park planned development on a 67-acre site east of O'Neill Slough and U.S. 101. The proposal included residential, local-serving and basic uses on different portions of the site. As of 1990, 60 out of a total of 120 units had been built; and approximately 40,000 square feet out of a total of 590,000 square feet of office had been built. A hotel and park are also planned for this site.
- Near-term (1990-2000) residential potential includes 86 units on the 9.2-acre One Davey Glen Road site and an additional 60 units at Island Park (identified above).
- Basic potential includes 10 acres east of El Camino Real planned for industrial development.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	226	0	226	Date(s) of Local Review: 8-83, 11-85, 6-91, 7-93	
Local-Serving	69	41	110	Date(s) of Revisions: 10-91, 3-94	
Basic	113	0	113	Agency(ies) Contacted: Planning	
Mixed Uses	0	219	219		
All Uses	407	260	667		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	226	944	4.2	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	73	73
TOTAL	226	944	4.2	Basic	0	146	146
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	135
Rebuild:	113
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	248
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	2
Local-Serving	0
Basic	47

NOTES/COMMENTS

- The study area includes the city and the unincorporated northeast ridge of San Bruno Mountain which is within Brisbane's LAFCO sphere of influence.
- The 1991 revision reflects a major revision to Brisbane's data base, based on a city-provided summary of aggregate development potential, with annotations for major development projects.
- The 1991 revision reflects a reduction, compared to the previous data base, for Northeast Ridge. The data base currently shows a near term (1990-2000) potential of 579 units on 92 acres, with 228 acres devoted to open space.
- At the time of the 1991 revision, city staff indicated a potential modification in the LAFCO sphere of influence to delete a portion of Daly City and to add a southeast portion of San Bruno Mountain.
- Minor revisions made in 1994 reflect current conditions and the recent General Plan update.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82		
Residential	17	19	36	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	16	30	46	Date(s) of Revisions: 11-85, 8-91, 7-93		
Basic	0	31	31	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0			
All Uses	33	80	113			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	17	427	25.7	Residential	0	0	0
POST-2000	19	526	27.8	Local-Serving	0	0	0
TOTAL	36	953	26.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	46
Rebuild:	0
Conversion:	30
Status Unknown:	0
Total Second Growth/Redevelopment	76

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	30

NOTES/COMMENTS

- The study area is Burlingame's LAFCO sphere of influence.
- The 1991 revision consisted of updating pre-existing records in the data base, based on input from local planning staff. Minor updates were also made in 1993, during local review.
- Most post-1990 nonresidential potential is associated with hotel and ancillary hotel development. The one exception is a 30-acre former sanitary landfill site which has potential for conversion to a local park (post 2000).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82		
Residential	48	0	48	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	49	0	49	Date(s) of Revisions: 8-84, 6-86		
Basic	0	0	0	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0			
All Uses	97	0	97			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	48	336	7.0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	48	336	7.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	4
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	4
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Colma study area is the LAFCO sphere of influence.
- The 1986 revision was a comprehensive revision of potential sites.
- Near-term (1990-2000) development potential includes the following: the Cypress Abbey site is assumed to have a residential potential of 264 units on 44 acres and commercial development on 40 acres. Residential infill potential of 72 units in the downtown area is identified.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82		
Residential	113	0	113	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	124	0	124	Date(s) of Revisions: 4-88, 2-93		
Basic	0	0	0	Agency(ies) Contacted: Community Development County Planning		
Mixed Uses	72	67	139			
All Uses	309	67	376			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)		
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000
1990-2000	149	2,237	15.0	Residential	36	22
POST-2000	22	667	30.0	Local-Serving	36	44
TOTAL	171	2,904	17.0	Basic	0	0
				Housing Units:	1,845	
				Units per Acre:	31.8	
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES		
				Infill:		103
				Rebuild:		162
				Conversion:		0
				Status Unknown:		0
				Total Second Growth/Redevelopment		265
				LAND USE SHIFT OF DEVELOPED ACRES		
				FROM:		
				Residential		4
				Local-Serving		27
				Basic		1

NOTES/COMMENTS

- The Daly City study area is the sphere of influence.
- The 1993 revision included a review and updating of existing records against the city's current project list and the addition of new records. Primary information sources included: the 1990 Vacant Lands Survey from the Housing Element (Table 1.6b); the Current Projects List with corrections for 1993; and the BART Station Area Specific Plan/EIR, February 1992.
- Little vacant land in Daly City is available for development, much of the vacant land is subject to steep slopes. Most of the development potential consists of redevelopment or infill.
- Plans for a BART station are in flux and involve coordination between Daly City, the County and SAMTRANS. At the time of the 1993 update, the data base reflected 127 acres of mixed use (local serving and residential) potential in 1990 census tract 601300. Users of this data should check this potential against more current development plans, as they become available.
- At the time of the 1991 revision, County Planning staff provided residential development potential for the unincorporated areas within Daly City's sphere of influence. A potential of 1,000 units for this area is reflected in the table.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82			
Residential	50	17	66	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93			
Local-Serving	173	0	173	Date(s) of Revisions: 7-84, 9-88, 2-93			
Basic	1	63	64	Agency(ies) Contacted: Planning			
Mixed Uses	0	0	0				
All Uses	224	80	304				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	50	1,081	21.8	Residential	0	0	0
POST-2000	17	683	40.7	Local-Serving	0	0	0
TOTAL	66	1,764	26.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	4
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	4
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Foster City study area is defined by the city limits (coterminous with the sphere of influence).
- The 1993 revision was a comprehensive updating of current projects and available sites provided by local staff.
- Near-term (1990-2000) residential potential includes 650 units associated with the Vintage project; 93 units at Promontory Point; 129 units at Summerhill Seaspray; 29 additional units at Bayfront and 48 units at Emerald Bay. The latter two projects are outside the city limits, within the sphere of influence. Longer-term (Post 2000) residential potential includes an additional 683 units for the Vintage site.
- Local serving potential includes the 41.2-acre Metro Center site; a 14.5-acre Bridge Landing site; and a 30-acre marina site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82 Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93 Date(s) of Revisions: 10-91 Agency(ies) Contacted: City Planning County Planning		
Residential	270	2,870	3,140			
Local-Serving	12	20	32			
Basic	4	21	24			
Mixed Uses	0	0	0			
All Uses	286	2,910	3,196			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	270	1,431	5.3	Residential	0	0	0
POST-2000	2,870	6,178	2.2	Local-Serving	0	0	0
TOTAL	3,140	7,609	2.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	434
Rebuild:	80
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	514

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	30
Basic	50

NOTES/COMMENTS

- The Half Moon Bay study area is the sphere of influence which includes the unincorporated communities of El Granada, Pillar Point, and Montara-Moss Beach.
- Significant development constraints affect the development potential in Half Moon Bay: the Measure A growth management initiative passed in 1990 restricts residential development to a maximum of 3 percent per year, based on population, with no carry-over allowed. At the time of the 1991 revision, this ordinance was subject to legal challenge. Also, at the time of the 1991 revision, a development moratorium was in place due to limited sewage treatment capacity, with expansion possibilities not realistically expected before 1995 or 1996. Finally, the development potential of some sites is restricted due to steep slopes.
- Residential development potential for 1990-1995 was limited to projects already under construction and the Stone Pine project (128 multi-family units on 6.5 acres). Sites suitable for residential development were identified by local staff based on a 1990 inventory of residential sites.
- Significant residential potential is identified for unincorporated areas within the city's sphere of influence: 3,000 units on 678 acres. Development potential within the unincorporated areas was provided by County Planning staff.
- Visitor-serving commercial development potential includes the 350-room Ocean Colony Hotel; this project was exempted from the sewer moratorium.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82	
Residential	217	0	217	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 8-91	
Basic	0	0	0	Agency(ies) Contacted: Community Services	
Mixed Uses	0	0	0		
All Uses	217	0	217		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	217	260	1.2	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	217	260	1.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area corresponds to the Town of Hillsborough.
- b. The 1991 revision was based on an aggregated estimate of citywide development potential provided by local planning staff. The data base reflects a post-1990 potential of 260 units on approximately 217 acres.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82	
Residential	54	0	54	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	14	27	41	Date(s) of Revisions: 11-85, 9-86, 11-91, 8-93	
Basic	84	77	162	Agency(ies) Contacted: Planning	
Mixed Uses	2	0	2		
All Uses	154	104	258		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	55	222	4.1	Residential	1	0	1
POST-2000	0	0	0	Local-Serving	1	0	1
TOTAL	55	222	4.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0.0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	9
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	9

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the Menlo Park sphere of influence which includes unincorporated pockets and a portion of Stanford University.
- Near-term residential potential includes 145 units on the 46-acre Saint Patrick's Seminary site.
- Local serving potential includes two complexes on Sand Hill Road totalling about 30 acres. Basic potential includes an 68-acre Raychem site; a 57.3-acre Sun Microsystems site; 8.3 acres at the Bohannon Industrial Park and 2.1 acres at Menlo Business Park site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82	
Residential	17	0	17	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	4	0	4	Date(s) of Revisions: 8-91	
Basic	10	0	10	Agency(ies) Contacted: Planning	
Mixed Uses	3	0	3		
All Uses	33	0	33		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	19	439	23.4	Residential	2	0	2
POST-2000	0	0	0	Local-Serving	1	0	1
TOTAL	19	439	23.4	Basic	0	0	0
				Housing Units:	25		
				Units per Acre:	12.1		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	18
Rebuild:	15
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	33

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	9
Basic	0

NOTES/COMMENTS

- The Millbrae study area is the sphere of influence.
- The 1991 revision was a comprehensive review and updating of all pre-existing records, and coding of newly identified development potential.
- The majority of development potential in Millbrae is redevelopment.
- Key near-term (1990-2000) residential and mixed use potential includes: 25 infill units associated with mixed use (residential over commercial) in the downtown area; 50 units identified for the Millbrae Theater parking lot (this 1.5-acre site also has potential for commercial use); a potential of 158 units on the 1.9-acre Chadbourne school site; and 100 infill units in mixed commercial and residential potential in the El Camino corridor.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	10-82
Residential	527	135	663	Date(s) of Local Review:	9-83, 11-85, 6-91, 7-93
Local-Serving	96	0	96	Date(s) of Revisions:	12-85, 9-86, 9-91
Basic	13	0	13	Agency(ies) Contacted:	Planning
Mixed Uses	125	0	125		
All Uses	761	135	896		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	575	804	1.4	Residential	47	0	47
POST-2000	135	169	1.2	Local-Serving	24	0	24
TOTAL	710	973	1.4	Basic	54	0	54
				Housing Units:	158		
				Units per Acre:	3.3		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	91
Rebuild:	8
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	99

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	8
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Pacifica study area is the sphere of influence which is also coterminous with the city limits.
- A growth control ordinance approved in 1982 limits annual citywide residential development to 70 units per year, with no carryover permitted. Infill development of less than two units per site was exempt from this ordinance. The ordinance expired in 1992 and was expected to be reapproved by voters.
- The 1991 revision included a comprehensive review of pre-existing records, as well as newly identified development potential. Primary sources included: 1986 surveys of vacant and underutilized residential and commercial lands. At the time of the 1991 update, a sewer moratorium limited new construction.
- Residential potential includes 46 units on the 8-acre West Rockway site; 100 units on a 10-acre site; 82 units on a 10.3-acre site; and 80 units on 106 acres.
- Local-serving potential includes a 75-acre "Quarry" site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82		
Residential	427	1,066	1,493	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	3	0	3	Date(s) of Revisions: 12-85, 10-91		
Basic	0	0	0	Agency(ies) Contacted: Town Planner		
Mixed Uses	0	0	0			
All Uses	430	1,066	1,496			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)		
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000
1990-2000	427	146	0.3	Residential	0	0
POST-2000	1,066	157	0.1	Local-Serving	0	0
TOTAL	1,493	303	0.2	Basic	0	0
				Housing Units:	0	
				Units per Acre:	0	
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES		
				Infill:		3
				Rebuild:		0
				Conversion:		0
				Status Unknown:		0
				Total Second Growth/Redevelopment		3
				LAND USE SHIFT OF DEVELOPED ACRES		
				FROM:		
				Residential		0
				Local-Serving		0
				Basic		0

NOTES/COMMENTS

- The Portola Valley study area is the sphere of influence which includes the unincorporated areas of Ladera, Vista Verde, and Los Trancos Woods.
- The 1991 revision incorporated a new accounting of residential development potential, based on available acres and existing zoning, provided by Town Planning staff. Planning staff also provided information on earliest probable development staging.
- Development potential in much of the study area is constrained by steep slopes or unstable ground. Long-term residential development potential is expected to occur at very low densities based on these constraints.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82		
Residential	595	72	667	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	37	0	37	Date(s) of Revisions: 12-88, 8-91, 5-93		
Basic	205	0	205	Agency(ies) Contacted: Planning County Planning		
Mixed Uses	99	0	99			
All Uses	936	72	1,009			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	595	5,447	9.2	Residential	0	0	0
POST-2000	72	1,538	21.3	Local-Serving	33	0	33
TOTAL	667	6,985	10.5	Basic	66	0	66
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	308
Rebuild:	96
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	404

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	59
Basic	0

NOTES/COMMENTS

- The Redwood City sphere of influence includes the unincorporated Emerald Lake Hills area.
- At the time of the 1991 revision, local staff provided aggregated citywide development potential.
- The 1993 revision included a new accounting of residential potential based on a January 1993 table of residential potential provided by local staff. In 1993, all development potential associated with "South Shores" was deleted due to local policy changes concerning wetlands.
- The most significant development potential is associated with Redwood Shores. A potential of 2,520 units on 229 acres is indicated for this area. Additional residential potential includes 500 infill units throughout Redwood City and 1,280 units on 61 acres associated with mixed use zoning along El Camino Real and Woodside Road.
- Long-term residential potential identified by the County Planning Department includes 275 units in Emerald Lake Hills and 450 units in North Fair Oaks, outside the city limits, within the sphere of influence.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	10-82
Residential	78	29	107	Date(s) of Local Review:	9-83, 11-85, 6-91, 7-93
Local-Serving	0	0	0	Date(s) of Revisions:	5-93
Basic	20	97	117	Agency(ies) Contacted:	Planning and Building
Mixed Uses	0	0	0		
All Uses	98	126	224		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	78	765	9.8	Residential	0	0	0
POST-2000	29	235	8.1	Local-Serving	0	0	0
TOTAL	107	1,000	9.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	98
Conversion:	20
Status Unknown:	0
Total Second Growth/Redevelopment	118

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	98
Basic	0

NOTES/COMMENTS

- The study area is the San Bruno sphere of influence.
- The 1993 revision incorporated residential potential based on residential sites identified in the 1990 Housing Element of the General Plan and a telephone conversation with local planning staff.
- Development potential in San Bruno is highly constrained. The majority of identified sites involve potential re-use of school sites, many of which have not been officially designated as surplus sites.
- At the time of the 1993 revision, construction was expected to begin on a 8.4-acre, 40-unit project, College Heights. Half the potential was staged in the immediate near-term stage of 1990-1995; the remainder was staged as available in 1995-2000.
- Very limited nonresidential development potential exists in the city. Approximately 110 acres with basic potential are owned by the City of San Francisco. A 20-acre site is one alternative location being considered for a BART station at the time of revision. In general, the development potential for this area is limited due to wetlands and the presence of endangered species.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82	
Residential	214	45	259	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 10-91	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Planning	
All Uses	214	45	259	County Planning	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	214	994	4.6	Residential	0	0	0
POST-2000	45	126	2.8	Local-Serving	0	0	0
TOTAL	259	1,120	4.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	26
Rebuild:	20
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	46

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	20
Basic	0

NOTES/COMMENTS

- The study area is the San Carlos sphere of influence.
- Much of the development potential in San Carlos is second growth or redevelopment.
- Minor revisions were made in 1991 for residential potential in unincorporated areas outside the sphere of influence. This information was provided by the County Planning staff and includes: Devonshire (81.6 acres, 218 units) and Palomares Park (4.0 acres, 20 units).
- Residential potential includes re-use of the Tierra Linda school site (20.4 acres, 122 units).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82			
Residential	119	45	164	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93			
Local-Serving	43	19	62	Date(s) of Revisions: 7-84, 6-86, 9-91, 9-93			
Basic	0	0	0	Agency(ies) Contacted: Community Development			
Mixed Uses	0	0	0				
All Uses	162	64	226				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	119	3,432	28.9	Residential	0	0	0
POST-2000	45	862	19.0	Local-Serving	0	0	0
TOTAL	164	4,294	26.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	139
Rebuild:	45
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	184

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	112
Basic	29

NOTES/COMMENTS

- The study area is the sphere of influence which includes the unincorporated Highlands and Baywood Park communities.
- The 1991 revision incorporated new information on development potential based on the 1990 General Plan and input from local Community Development staff.
- The 1993 revisions reflect Measure H which was adopted by San Mateo voters in November, 1991. The measure implements a variety of land use restrictions and caps building heights, floor area ratios and residential densities. Maximum building heights were reduced from 120 feet to 75 feet, maximum floor area ratios were reduced from 8:1 to 3:1 in the downtown area. Maximum residential densities were reduced from 75-124 units per acre to 50 units per acre (with some exceptions).
- Residential redevelopment potential includes 1,300 units on the 40-acre Bay Meadows Practice Track site and 153 units on the 12.5-acre Callan site. Residential infill potential of 1,223 units in the downtown area is identified.
- No basic development potential is identified.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	181	19	200	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	89	20	109	Date(s) of Revisions: 1-86, 4-93	
Basic	113	17	130	Agency(ies) Contacted: Planning	
Mixed Uses	14	54	68		
All Uses	396	110	506		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	182	2,036	11.2	Residential	1	18	19
POST-2000	37	700	19.2	Local-Serving	7	27	34
TOTAL	219	2,736	12.5	Basic	6	9	15
				Housing Units:	301		
				Units per Acre:	15.6		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	41
Rebuild:	113
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	154

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	54

NOTES/COMMENTS

- The study area is the South San Francisco sphere of influence.
- The 1993 revision involved a comprehensive review and updating of pre-existing records and creation of new records to reflect additional development potential. Information Sources include: lists of Major Projects in South San Francisco from 1/1993, 10/1992, 5/1992, and 9/1991; the DEIR for the El Camino Corridor General Plan Amendment and Redevelopment Plan and local Planning staff guidance.
- Much of the development potential in South San Francisco consists of infill or redevelopment.
- Near-term (1990-2000) residential potential includes the following: three residential components of Terra Bay (168 units on 14 acres; 125 units on 15 acres; 426 units on 76 acres); and Carter Park (135 units on 7 acres in 2 stages). Long-term (post-2000) residential potential includes 250 units on a 5-acre Lumberyard site; and 300 units in a 54-acre mixed use project.
- Local-serving potential includes the Terra Bay project (25 acres) the remainder of the Pt. Grand Business Park (10 acres) and redevelopment of the Macy's distribution site (22 acres). Basic potential includes an expansion of Genentech (6 acres); Days Inn (24 rooms); remaining potential at Gateway; the Price Club (20 acres); and San Francisco Airport (14 acres).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 10-82	
Residential	1,517	0	1,517	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 12-88, 6-93	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	1,517	0	1,517		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,517	385	0.3	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	1,517	385	0.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	3
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	3

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is Woodside's sphere of influence.
- 1988 revisions reflected reduced development potential associated with the Whiskey Hill Estates (14 units) and Summit Springs (10 units).
- In 1993, some records were re-staged from 1985-1990 to post-1990 based on the residential land inventory included in the 1988 Housing Element and Department of Finance data which identifies extremely low unit construction in Woodside for the 1985-1990 period.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	121	0	121	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	51	0	51	Date(s) of Revisions: 6-88, 3-93	
Basic	112	0	112	Agency(ies) Contacted: County Planning	
Mixed Uses	0	0	0		
All Uses	284	0	284		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	121	2,246	18.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	121	2,246	18.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	42
Rebuild:	105
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	147

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	1
Local-Serving	0
Basic	20

NOTES/COMMENTS

- The East Palo Alto study area is the incorporated city limits. East Palo Alto incorporated on July 1, 1983.
- Development potential for East Palo Alto was comprehensively updated in 1988.
- Minor revisions in 1993 consisted of re-staging some records from 1990-1995 to 1995-2000, to reflect more recent expectations about the likelihood of immediate development.
- Most development potential is second growth or redevelopment.
- Residential potential includes a mobile home park redevelopment site along the Bayshore frontage (13 acres; 455 units) and redevelopment of a 20-acre floriculture site (600 multifamily units).
- Basic potential includes a 90-acre site (which had been proposed as a possible Giants stadium site) and the 22-acre "Whiskey Gulch" office site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82		
Residential	0	0	0	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	0	0	0	Date(s) of Revisions: 9-91		
Basic	1,332	444	1,776	Agency(ies) Contacted:		
Mixed Uses	0	0	0	City of San Francisco		
All Uses	1,332	444	1,776	County of San Mateo		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	1,776
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	1,776
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The San Francisco Airport study area consists of the airport area which is owned by the City of San Francisco.
- The 1991 revision reflects expansion plans contained in the 1991 Airport Master Plan, as described in the Final Environmental Impact Report.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	8-82
Residential	2,637	3,929	6,566	Date(s) of Local Review:	9-83, 11-85, 6-91, 7-93
Local-Serving	0	0	0	Date(s) of Revisions:	10-91
Basic	0	0	0	Agency(ies) Contacted:	Planning
Mixed Uses	0	0	0		
All Uses	2,637	3,929	6,566		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,637	265	0.1	Residential	0	0	0
POST-2000	3,929	402	0.1	Local-Serving	0	0	0
TOTAL	6,566	667	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The remainder area corresponds to unincorporated area outside the city spheres of influence.
- The 1991 revision entailed creation of a new inventory for all unincorporated areas based on a summary of new residential potential: Table 1. Projected Dwelling Units By City Sphere of Influence and Census Tract (1991). County staff provided assistance in terms of assumptions of build-out within a density range and assumptions regarding staging. Staging assignments assume a maximum of 27 units per year. Actual allowable development on any site depends on environmental conditions including slope, soil stability, and flood and seismic hazards.
- County staff provided separate aggregations of development inside and outside the Coastal Zone. Properties outside the Coastal Zone are assumed to develop primarily as large lot (40 acres per unit) development. However, the Local Policy Survey data base minimum density criterion is 1 unit per 10 acres. Therefore, the rural residential potential was reflected as follows: up to 10 acres per unit were coded for residential land use and the remaining acreage was coded as "unavailable" in large lot zoning.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	9,671	11,716	21,386	Date(s) of Local Review: See Places	
Local-Serving	1,618	693	2,311	Date(s) of Revisions: See Places	
Basic	4,473	2,416	6,889	Agency(ies) Contacted: See Places	
Mixed Uses	214	138	352		
All Uses	15,976	14,962	30,938		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)		
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000
1990-2000	9,781	62,574	6.4	Residential	111	92
POST-2000	11,808	60,452	5.1	Local-Serving	100	46
TOTAL	21,589	123,026	5.7	Basic	4	0
				Housing Units:	7,116	
				Units per Acre:	35.1	

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1,029
Rebuild:	830
Conversion:	468
Status Unknown:	0
Total Second Growth/Redevelopment	2,327

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	52
Local-Serving	159
Basic	681

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Santa Clara County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 6-82	
Residential	71	0	71	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	41	0	41	Date(s) of Revisions: 8-91	
Basic	15	0	15	Agency(ies) Contacted: Planning	
Mixed Uses	97	0	97		
All Uses	223	0	223		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	103	2,094	20.3	Residential	32	0	32
POST-2000	0	0	0	Local-Serving	65	0	65
TOTAL	103	2,094	20.3	Basic	0	0	0
				Housing Units:	1,648		
				Units per Acre:	50.9		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	18
Rebuild:	8
Conversion:	109
Status Unknown:	0
Total Second Growth/Redevelopment	135

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	26
Basic	109

NOTES/COMMENTS

- The study area is the Campbell sphere of influence (which is coterminous with the urban service area).
- The data base for Campbell was comprehensively updated in 1991. Residential development potential is based on an inventory of vacant and undeveloped sites completed by the city in May of 1991. Survey information for non-residential development was based on a local land use data base completed in 1986.
- Campbell is approaching build-out. The total post-1990 residential development potential of 2,092 dwelling units 1,648 units associated with redevelopment. Three areas are designated as having significant redevelopment potential: South of Campbell (SOCA), North of Campbell (NOCA) and Downtown.
- Local-serving potential includes a 29.4-acre Winchester Drive site. City staff reports basic development potential on 14.5 acres, not associated with a specific site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82	
Residential	500	0	500	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 2-92	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	500	0	500		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	500	1,438	2.9	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	500	1,438	2.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	27
Rebuild:	20
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	47
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	20

NOTES/COMMENTS

- The study area is Cupertino's urban service area.
- Revisions made in 1992 consisted of re-staging the timing of land unit records previously staged for 1985-1990 which did not develop during that time period.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82	
Residential	1,527	2,754	4,280	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	146	10	156	Date(s) of Revisions: 8-84, 1-93	
Basic	388	879	1,267	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	2,061	3,643	5,703		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,527	4,584	3.0	Residential	0	0	0
POST-2000	2,754	12,835	4.7	Local-Serving	0	0	0
TOTAL	4,280	17,419	4.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the Gilroy sphere of influence.
- In 1993 the data for Gilroy was comprehensively updated based on a land inventory of sites and acres provided by local planning staff. The inventory was compiled for General Plan purposes and corresponds to a 20-year planning area which includes significant acreage within the sphere of influence, outside the city limits. Residential unit potential was identified based on using a mid-range density assumption, based on the General Plan designation.
- Long-term residential development potential includes two low density residential holding zones staged for development after 2010.
- Basic development potential is associated with five major areas: North of Leavesley, Southpoint Business Park, Pacheco Pass Highway Area, and areas east and west of Highway 101, south of 10th.
- At the time of the 1993 update, immediate-term development potential was severely constrained due to a sewer moratorium. No permits were being issued for any projects without prior service agreements. Residential capacity is expected to begin to be available again starting in 1994 or 1995.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82	
Residential	0	0	0	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: none	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	0	0	0		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the City of Los Altos urban service area.
- Most development potential in Los Altos consists of second growth or redevelopment potential which has not been identified.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	600	0	600	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: none	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	600	0	600		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	600	300	0.5	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	600	300	0.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the Los Altos Hills sphere of influence.
- Development potential is constrained due to slope restrictions, and infrastructure and access constraints.
- Residential potential includes 375 acres with a development potential of 188 single family units and 225 acres with a potential for 112 units.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82		
Residential	69	0	69	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	0	0	0	Date(s) of Revisions: 4-93		
Basic	0	0	0	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0			
All Uses	69	0	69			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	69	414	6.0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	69	414	6.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	38
Rebuild:	4
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	42

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The study area is the Los Gatos urban service area.
- b. In 1993, some records staged for development in the 1985-1990 period were restaged to post-1990, based on Department of Finance data for unit production from 1985-1990.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 9-82	
Residential	1,111	0	1,111	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	275	0	275	Date(s) of Revisions: 9-88, 10-91, 4-93	
Basic	762	0	762	Agency(ies) Contacted: Community Development	
Mixed Uses	0	0	0		
All Uses	2,148	0	2,148		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,111	2,601	2.3	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	1,111	2,601	2.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	13
Rebuild:	153
Conversion:	9
Status Unknown:	0
Total Second Growth/Redevelopment	174

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	162

NOTES/COMMENTS

- The study area is the LAFCO sphere of influence which includes unincorporated land in the Eastern Hills.
- Near-term (1990-2000) residential potential includes 92 units on 875 acres in the Hillside Planning Area and 488 units on a 76-acre junior college site.
- The 1991 update covered only the incorporated portion of the city's sphere.
- In 1993, redevelopment potential associated with the 153-acre Great Mall of America site was reflected in the data base. Development of this site is divided into two 5-year staging increments (1990-1995 and 1995-2000).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82	
Residential	23	0	23	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: none	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	23	0	23		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	23	15	0.6	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	23	15	0.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	23
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	23

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the Monte Sereno urban service area.
- Development potential in Monte Sereno is extremely limited and consists of redevelopment/ second growth potential.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82		
Residential	554	3,339	3,893	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Local-Serving	304	142	446	Date(s) of Revisions: 8-84, 5-88, 1-93		
Basic	394	211	606	Agency(ies) Contacted: Community Development		
Mixed Uses	0	0	0			
All Uses	1,252	3,692	4,944			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	554	3,816	6.9	Residential	0	0	0
POST-2000	3,339	9,014	2.7	Local-Serving	0	0	0
TOTAL	3,893	12,830	3.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	4
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	4

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is Morgan Hill's sphere of influence.
- The 1993 revision relied on city-provided inventories of vacant residential, commercial and industrial parcels.
- At the time of the 1993 update, near-term development potential in Morgan Hill was restricted due to a sewer moratorium. Additional capacity will not be available until 1994 or 1995.
- Basic development potential includes the Morgan Hill, Sutter and Cochrane business parks.
- A new growth management plan allows up to 250 units per year (with no carryover from one year to the next). The development staging assignments for residential land adhere to this plan.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82			
Residential	201	0	201	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93			
Local-Serving	204	0	204	Date(s) of Revisions: 8-84, 7-88, 9-91, 3-94			
Basic	301	0	301	Agency(ies) Contacted: Planning & Community Development			
Mixed Uses	0	0	0				
All Uses	706	0	706				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	201	3,964	19.7	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	201	3,964	19.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	361
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	361
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Mountain View study area is the LAFCO sphere of influence which includes a portion of Moffett Field.
- The 1994 update was a comprehensive revision based on policy direction in the 1992 General Plan update and a recently updated local land use data base, aggregated for ABAG by local planning area and census tract.
- Almost all acreage (except for 25 acres) is staged as available for development in 1990-1995 (no infrastructure constraints identified). Approximately 25 acres in census tract 5091.04 are staged for redevelopment after 1995; the area is part of a Superfund site and will require groundwater clean-up.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	159	0	159	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 8-84, 9-91	
Basic	6	0	6	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	165	0	165		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	159	3,110	19.6	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	159	3,110	19.6	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	30
Rebuild:	109
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	138

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	22
Basic	0

NOTES/COMMENTS

- The Palo Alto study area is the sphere of influence which includes portions of Stanford University.
- The 1991 revision was a comprehensive update of identified development potential based on the following input from local planning staff: an inventory of approved nonresidential projects and data from the local housing element including: a 1990 land inventory of residentially zoned parcels and the associated development potential and an assessment of additional potential from rezoning and redevelopment. Much of Palo Alto's development potential is associated with redevelopment.
- Residential potential includes Stanford West (26 acres, 575 units); the Maximart site (12.5 acres, 374 units); the Elks Club site, involving a rezone (8.2 acres, 198 units); the Mayfield site (5.9 acres, 235 units); and Hamilton Senior Community (1.2 acres, 36 units). In addition, a potential of 395 multiple family infill units in the central area was identified.
- Post-1990 basic potential includes a 6-acre portion on the 14.9-acre Stanford Research Center project (8.9 acres were staged to develop from 1985-1990).
- The Local Policy Survey inventory does not include updated post-1990 development information for Stanford University.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	4,397	5,309	9,706	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	540	523	1,062	Date(s) of Revisions: 12-84, 8-86, 8-91, 3-94	
Basic	1,922	1,203	3,124	Agency(ies) Contacted: Planning	
Mixed Uses	5	6	11		
All Uses	6,863	7,040	13,903		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	4,400	28,880	6.6	Residential	3	4	7
POST-2000	5,313	29,082	5.5	Local-Serving	2	2	4
TOTAL	9,713	57,962	6.0	Basic	0	0	0
				Housing Units:	593		
				Units per Acre:	82.4		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	453
Rebuild:	33
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	486

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The San Jose study area is the LAFCO sphere of influence which includes the Coyote Valley. During the 1990 General Plan Amendment process the city's urban service area was expanded by a total of 266 acres, including 191 acres in the Evergreen planning area and 75 acres in the Almaden planning area.
- The 1991 revision was a comprehensive update for the city of San Jose, using reports generated from the city's data base of vacant land by General Plan designation, supplemented by additional information from local planning staff concerning historical development, redevelopment potential, mixed use potential in the central city, the urban reserves and development staging.
- The post-1990 residential potential includes nearly 32,300 units from vacant acres; 11,000 units in the Urban Reserves; nearly 13,000 units from redevelopment and 605 units from mixed use. The Urban Reserve potential identified above includes two major planning areas: the Almaden Urban Reserve (860 acres, 2,000 units) and the Coyote Urban Reserve (2,641 acres, 9,000 units). At the time of the 1991 revision, plans for the Urban Reserve areas were still in flux as; some nonresidential potential will likely be available in these areas, however, this has not been quantified. Development staging for the reserve areas is also uncertain; no significant development is anticipated prior to 1995.
- In 1994, a revision was incorporated to the development staging to reflect adopted policy direction which assumes that development of Coyote Valley will not occur within the time frame of the 2020 General Plan (the unit potential is still reflected in the table under the "Available Post 2000" column).
- Significant residential redevelopment is expected, including approximately 6,500 units to occur primarily in the vicinity of the existing and planned light rail lines.
- Based on input from local staff, 50% of local-serving and 30% of basic uses are expected to include office as a primary use.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 8-82	
Residential	207	80	287	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	53	18	71	Date(s) of Revisions: 12-85, 11-91	
Basic	421	123	544	Agency(ies) Contacted: Planning	
Mixed Uses	83	132	215		
All Uses	764	353	1,117		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	262	5,639	21.5	Residential	55	88	143
POST-2000	168	4,161	24.8	Local-Serving	28	44	72
TOTAL	430	9,800	22.8	Basic	0	0	0
				Housing Units:	3,595		
				Units per Acre:	25.1		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	4
Rebuild:	503
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	507

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	52
Local-Serving	111
Basic	40

NOTES/COMMENTS

- The Santa Clara study area is the sphere of influence, which is coterminous with the urban service area.
- The 1991 revision was based on locally-provided, parcel-based inventories of vacant land and redevelopment sites and associated development potential, supplemented by additional information from local staff regarding historical development, redevelopment and staging.
- At the time of the 1991 revision, a General Plan update was underway. One significant policy change called for shifting excess land planned for commercial use, to promote mixed use development.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 6-82	
Residential	71	0	71	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 11-85	
Basic	0	0	0	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	71	0	71		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	71	80	1.1	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	71	80	1.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	8
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	8

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Saratoga study area is the urban service area.
- Saratoga is primarily built-out with limited development potential. Hillsides also restrict the development potential. Much of the development potential is associated with second growth/redevelopment, for which good data was not available.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 6-82	
Residential	182	235	417	Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93	
Local-Serving	56	0	56	Date(s) of Revisions: 10-84, 5-88, 8-91	
Basic	264	0	264	Agency(ies) Contacted: Planning	
Mixed Uses	29	0	29		
All Uses	531	235	766		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	202	5,639	28.0	Residential	20	0	20
POST-2000	235	5,360	22.8	Local-Serving	6	0	6
TOTAL	436	10,999	25.2	Basic	4	0	4
				Housing Units:	1,280		
				Units per Acre:	65.5		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	51
Rebuild:	0
Conversion:	350
Status Unknown:	0
Total Second Growth/Redevelopment	402

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	350

NOTES/COMMENTS

- The Sunnyvale study area is the urban service area/sphere of influence
- The 1991 revision was based on a parcel-based 1991 vacant land survey provided by local staff, supplemented by information on historical development, staging, and redevelopment potential as identified in the "Futures Study."
- The 1991 revision included extensive review and restaging of pre-existing land unit records.
- At the time of the 1991 revision, the Futures Study was in progress; the study considered converting surplus industrial sites to residential use. In 1991 a range of 300-800 acres with a unit potential of 8,000-21,000 was being considered. The Local Policy Survey incorporates a conservative estimate of development potential associated with conversion of these sites, using the low end of the identified ranges (300 acres, 8,000 units). Interested persons should contact the City regarding current adopted policy.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 7-82		
				Date(s) of Local Review: 9-83, 11-85, 6-91, 7-93		
Residential	0	0	0	Date(s) of Revisions: none		
Local-Serving	0	0	0	Agency(ies) Contacted:		
Basic	0	0	0	County Planning		
Mixed Uses	0	0	0			
All Uses	0	0	0			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	0	0	0	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	0	0	0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. San Martin is an unincorporated rural community in South County, between Gilroy and Morgan Hill.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	14,976	8,269	23,245	Date(s) of Local Review: See Places	
Local-Serving	3,502	878	4,380	Date(s) of Revisions: See Places	
Basic	5,758	9,871	15,629	Agency(ies) Contacted: See Places	
Mixed Uses	70	0	70		
All Uses	24,306	19,018	43,323		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	15,021	40,196	2.7	Residential	45	0	45
POST-2000	8,269	27,321	3.3	Local-Serving	25	0	25
TOTAL	23,290	67,517	2.9	Basic	0	0	0
				Housing Units:	337		
				Units per Acre:	7.4		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	60
Rebuild:	277
Conversion:	46
Status Unknown:	30
Total Second Growth/Redevelopment	413

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	1
Local-Serving	45
Basic	257

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Solano County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 4-82 Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Residential	546	1,346	1,892	Date(s) of Revisions: 6-88, 10-91, 2-93 Agency(ies) Contacted: Planning	
Local-Serving	81	263	344		
Basic	596	648	1,244		
Mixed Uses	10	0	10		
All Uses	1,233	2,257	3,490		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	551	1,557	2.8	Residential	5	0	5
POST-2000	1,346	4,046	3.0	Local-Serving	5	0	5
TOTAL	1,897	5,603	3.0	Basic	0	0	0
				Housing Units:	31		
				Units per Acre:	5.9		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	26
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	26

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	1
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Benicia study area is the sphere of influence.
- The 1993 revision reflects a comprehensive review of pre-existing records and their staging and an identification of current land supply. The 1993 revision also updates current plans for that portion of Sky Valley within Benicia's sphere of influence (assumptions described separately under "e." below).
- Key residential potential includes near-term (1990-2000) development potential for the remainder of the Southampton project (including 1,092 single family units on 503.6 acres and 90 multiple family units on 9.5 acres); the mixed use Capital Marina (142 units); and Sterling Heights (120 apartment units, 10.5 acres).
- Near-term (1990-2000) basic potential includes a 128.0-acre Fleetside industrial park site; an 85-acre Pine Lake industrial park site, a 150-acre Exxon site and 117 acres of the Seeno Business Park. Post-2000 basic potential includes two Exxon sites totalling 278 acres; and 350 additional acres for the Seeno Business Park. The Seeno Business Park also includes a potential for 44 acres of local-serving commercial uses.
- At the time of the 1993 update, plans for Sky Valley were in flux and currently on hold; plans for a 220-acre study area are particularly subject to change. Partly due to the high level of uncertainty, the Local Policy Survey records for Sky Valley are staged to occur post 2000. The data base reflects the following assumptions for Sky Valley development: a mix of residential types totalling 4,500 units on 975 acres, plus an additional 700 units on the 220-acre special study area.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 5-82		
Residential	225	0	225	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	176	0	176	Date(s) of Revisions: 12-91		
Basic	244	0	244	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0			
All Uses	645	0	645			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	225	1,505	6.7	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	225	1,505	6.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Dixon study area is the sphere of influence.
- The 1991 revision relied on a community-wide inventory of undeveloped land (and associated development potential) provided by local staff and historical information on permit activity for 1985-1990.
- Based on input from local staff, residential densities of 4.5 units per acre for single family and 13 units per acre for multiple family development were assumed.
- Measure B, which was passed by the voters in 1986, and adopted by the City Council in 1987, limits residential development to no greater than 3 percent of total units in the city, per year.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 5-82	
Residential	2,311	2,702	5,013	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	1,260	478	1,738	Date(s) of Revisions: 11-85, 4-86, 6-88, 2-92	
Basic	517	1,753	2,271	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0		
All Uses	4,088	4,934	9,022		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,311	9,247	4.0	Residential	0	0	0
POST-2000	2,702	13,457	5.0	Local-Serving	0	0	0
TOTAL	5,013	22,704	4.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Fairfield study area is the sphere of influence, which includes Cordelia.
- The 1992 revision was a comprehensive update of a total replacement of data for post-1990 development potential. ABAG staff relied on a detailed 1992 land inventory identified as a "General Plan Land Use Survey." The inventory summed land by traffic zone, use category, General Plan designation and unit potential (for residential acres).
- Staging assignments were made based on the following information and assumptions provided by local staff. General Plan build out is 2020. The order of development for Fairfield's three major planning areas is: Central Fairfield is expected to develop first, then Cordelia, and finally, the Northeast/Travis area; areas inside the city limits were given priority phasing over areas outside the city limits. Residential growth rates of approximately 3-4 percent per year are expected. Nonresidential acres were evenly staged across all planning periods.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	1,640	1,261	2,901	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	73	47	120	Date(s) of Revisions: 11-82, 12-91, 2-93	
Basic	543	30	573	Agency(ies) Contacted:	
Mixed Uses	0	0	0	City Manager	
All Uses	2,255	1,338	3,593		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,640	5,160	3.1	Residential	0	0	0
POST-2000	1,261	4,066	3.2	Local-Serving	0	0	0
TOTAL	2,901	9,226	3.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	5
Rebuild:	250
Conversion:	0
Status Unknown:	30
Total Second Growth/Redevelopment	285

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	30
Basic	230

NOTES/COMMENTS

- The Rio Vista study area is the LAFCO sphere of influence.
- The 1993 revision was a comprehensive update of pre-existing records and newly identified development potential.
- Key residential potential includes the following projects: the approved Falls at Rio Vista senior project (1,931 acres, 4,726 units); River Walk (183.3 acres, 1,099 units); Del Rio Hills (262 acres, 1,425 units); Marks/ Marbello (179 acres, 860 units); and Brand Ranch (285 acres, 892 units). Many of these projects will be phased out over 15 or 20 years.
- Near-term (1990-2000) basic potential includes 213 acres for a new airport; 80 acres of industrial development at the new airport; and a 230-acre industrial park redevelopment project at the site of the former airport.
- Although water supplies (wells) are not seen as a constraint to new development, sewer expansion will be required.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 4-82		
				Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Residential	692	0	692	Date(s) of Revisions: 2-84, 1-92, 1-93		
Local-Serving	217	90	307	Agency(ies) Contacted: Planning		
Basic	455	0	455			
Mixed Uses	0	0	0			
All Uses	1,364	90	1,454			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	692	3,721	5.4	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	692	3,721	5.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	15
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	15

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	15
Basic	0

NOTES/COMMENTS

- The Suisun City study area is the LAFCO sphere of influence.
- The 1993 revision consisted of a site-specific review and update of pre-existing records as well as newly identified development potential. Most of the area's development potential is identified as available for near-term (1990-2000) development.
- Key residential potential includes: the remainder of Montebello (27 acres, 135 units); a 50-acre multi-family site with a potential for 250 units; the remainder of Bidstrup (30 acres, 370 units); Petersen Ranch (140 acres, 784 units); Lawler Ranch (300 acres, 1,300 units); and Victorian Harbor (40 acres, 190 units).
- Local-serving potential includes an 80-acre Sports complex, commercial components of Lawler Ranch and Fairview Ranch, and downtown commercial on 15 acres. Basic potential includes the 200-acre Scandia site.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	2,565	1,393	3,958	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	1,222	0	1,222	Date(s) of Revisions: 9-91, 3-94	
Basic	1,830	0	1,830	Agency(ies) Contacted:	
Mixed Uses	0	0	0	Community Development Department:	
All Uses	5,616	1,393	7,009	Advanced Planning Division	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,565	9,768	3.8	Residential	0	0	0
POST-2000	1,393	5,343	3.8	Local-Serving	0	0	0
TOTAL	3,958	15,111	3.8	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Vacaville study area is the sphere of influence.
- The 1991 revision relied heavily on the build out potential identified in the 1990 General Plan. This twenty-year plan identified new areas of development not previously identified. City staff provided tables showing existing and General Plan build out aggregated into ten local planning areas. General Plan categories "Business Park" and "Industrial" were classified as basic; all other non-residential categories were identified as local-serving.
- Planning areas with the most significant levels of residential development potential include the South area (3,595 units); the East area (2,270 units); the North area (2,260 units); and the Northeast area (1,096 units). Local staff recommended a density assumption of 4 units per acre to create estimates of residential acreage associated with the General Plan buildout identification of residential unit potential. Planning areas with the highest level of basic potential include the Northeast (1,113 acres); West Valley South (304 acres); and East (110.5 acres). Planning areas with significant local-serving potential include the East (518.4 acres); and Northeast (353.5 acres).
- The City has adopted a "Planned Growth Ordinance" which prescribes a process for allocating residential permits based on a maximum inventory of issued permits. At the time of the 1991 update, the city was seeking additional entitlements to serve the full General Plan buildout population; studies were also underway to identify options to achieve needed additional sewage treatment capacity.
- Minor revisions were made in 1994 to reflect the most current local citywide development totals; the most significant change was to increase the supply of available basic acres.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 4-82	
Residential	3,080	0	3,080	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	460	0	460	Date(s) of Revisions: 11-85, 12-86, 9-88, 11-91	
Basic	133	0	133	Agency(ies) Contacted: Planning	
Mixed Uses	60	0	60		
All Uses	3,734	0	3,734		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,120	7,830	2.5	Residential	40	0	40
POST-2000	0	0	0	Local-Serving	20	0	20
TOTAL	3,120	7,830	2.5	Basic	0	0	0
				Housing Units:	306		
				Units per Acre:	7.7		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	14
Rebuild:	27
Conversion:	46
Status Unknown:	0
Total Second Growth/Redevelopment	87

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	27

NOTES/COMMENTS

- The Vallejo study area is the sphere of influence.
- The 1991 revision included a review by local planning staff of all existing land use records. Records previously staged for development in the 1985-1990 period were also carefully reviewed. Few changes to the local-serving and basic supply were made in 1991.
- Near-term (1990-2000) residential potential includes: Northgate (176 acres, 1,093 units); Shadow Ridge (117.0 acres, 423 units); Carriage Oaks (64 acres, 285 units); Davidon (197 acres, 301 units); Bordoni (177 acres, 800 units); Waterview (18 acres, 256 units) and Sky Valley (see "d." below).
- In 1993, the data base was amended to delete residential potential (1,400 units on 3,000 acres) in Lynch Canyon. This area is under contract to remain in open space.
- Development plans for the Vallejo portion of Sky Valley are somewhat uncertain. The LPS data base currently identifies a potential for 1,017 units on 224.5 acres; this is staged to occur after 1995.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 4-82		
Residential	3,917	1,566	5,483	Date(s) of Local Review:		
Local-Serving	14	0	14	11-82, 11-85, 6-91, 7-93		
Basic	1,440	7,440	8,880	Date(s) of Revisions: 12-84, 11-85, 1-93		
Mixed Uses	0	0	0	Agency(ies) Contacted:		
				County Planning		
All Uses	5,371	9,006	14,377			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,917	1,408	0.4	Residential	0	0	0
POST-2000	1,566	409	0.3	Local-Serving	0	0	0
TOTAL	5,483	1,817	0.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is the unincorporated Remainder area which is outside all the city spheres of influence.
- The 1993 revision included deletion of development potential associated with the Manzanita New Town. Most of the development potential outside spheres of influence consists of rural residential.
- Residential potential includes English Hills (850 low density units, staged for development from now until 2005); and Gibson Canyon post-1990 (313.6 acres, 123 units). The data base includes the following potential for the White Wing Estates project: residential use of 300 acres (598 units); a 190-acre golf course; a 14-acre community center; and 629 acres in private open space.
- Basic potential includes the 1,440-acre Lambie Industrial Park (staged post-1995) and 7,440 acres associated with port and oil industry use staged beyond 2010 (beyond the time frame of current projections).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 1982	
Residential	42,505	42,183	84,687	Date(s) of Local Review: See Places	
Local-Serving	596	631	1,227	Date(s) of Revisions: See Places	
Basic	709	1,128	1,837	Agency(ies) Contacted: See Places	
Mixed Uses	0	0	0		
All Uses	43,810	43,942	87,752		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	42,505	30,968	0.7	Residential	0	0	0
POST-2000	42,183	31,072	0.7	Local-Serving	0	0	0
TOTAL	84,687	62,040	0.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	131
Rebuild:	54
Conversion:	443
Status Unknown:	0
Total Second Growth/Redevelopment	627

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	41
Local-Serving	0
Basic	443

NOTES/COMMENTS

- a. This county summary includes all urban and rural places in Sonoma County.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 2-82		
Residential	1,266	0	1,266	Date(s) of Local Review:		
Local-Serving	26	0	26	11-82, 11-85, 6-91, 7-93		
Basic	127	0	127	Date(s) of Revisions: none		
Mixed Uses	0	0	0	Agency(ies) Contacted:		
All Uses	1,419	0	1,419	Public Works		
				Planning		
				Sonoma Co. Transportation Authority		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,266	3,472	2.7	Residential	0	0	0
POST-2000	0	0	0	Local-Serving	0	0	0
TOTAL	1,266	3,472	2.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	26
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	26
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Cloverdale area is defined by the LAFCO sphere of influence.
- b. Residential potential includes a 363-acre Cloversprings site with a potential for 554 single family units; 170 acres north of the city (1,020 single family units); and a 63-acre Ranchode site with a potential for 378 units.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	200	99	299	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	23	11	35	Date(s) of Revisions: 3-93	
Basic	30	15	45	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority	
All Uses	254	125	379		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	200	884	4.4	Residential	0	0	0
POST-2000	99	525	5.3	Local-Serving	0	0	0
TOTAL	299	1,409	4.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	1
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	1

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The study area is defined by Cotati's LAFCO sphere of influence.
- At this writing, Cotati has a growth management program which limits residential development approvals to 100 units per year.
- The 1993 revision used the traffic analysis zone land use data provided to the Sonoma County Transportation Authority by the local Planning Department as the source of development potential for the near term (1990-2000). An average floor-to-area ratio of 1:2 was assumed to convert projected non-residential square footage to acreage.
- 1990-2000 available land includes the Cotati Highlands golf course project (265 acres of open space and 332 units on 55 acres).
- The majority of post-2000 residential potential is located on unincorporated land within Cotati's sphere of influence.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82		
Residential	214	1,159	1,372	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	56	0	56	Date(s) of Revisions: 12-88, 4-93		
Basic	4	70	74	Agency(ies) Contacted: Community Development		
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority		
All Uses	274	1,229	1,503			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	214	884	4.1	Residential	0	0	0
POST-2000	1,159	1,894	1.6	Local-Serving	0	0	0
TOTAL	1,372	2,778	2.0	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	10
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	10

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Healdsburg study area is defined by the LAFCO sphere of influence.
- The source of residential potential for the 1993 revision was the residential capacity identified in the city's 1991 Housing Element (Table II-14). The majority of post-2000 residential potential is comprised of available land in the Fitch Mountain area and Specific Plan Areas A, B, & C.
- 1990-2000 non-residential potential for the 1993 revision was based on the traffic area zone land use data provided to the Sonoma County Transportation Authority by the city's Planning Dept. An average floor-to-area ratio of 1:4 was assumed to convert projected non-residential square footage to acreage. Post-2000 potential was based on the 1985 General Plan (Table I-3).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 4-82			
Residential	1,136	633	1,768	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93			
Local-Serving	141	0	141	Date(s) of Revisions: 6-88, 10-91, 4-93			
Basic	283	215	498	Agency(ies) Contacted:			
Mixed Uses	0	0	0	Planning			
				Traffic Engineering			
All Uses	1,560	848	2,408	Sonoma Co. Transportation Authority			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,136	3,543	3.1	Residential	0	0	0
POST-2000	633	3,076	4.9	Local-Serving	0	0	0
TOTAL	1,768	6,619	3.7	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES			
				Infill:		62	
				Rebuild:		0	
				Conversion:		0	
				Status Unknown:		0	
				Total Second Growth/Redevelopment		62	
				LAND USE SHIFT OF DEVELOPED ACRES FROM:			
				Residential		0	
				Local-Serving		0	
				Basic		0	

NOTES/COMMENTS

- The Petaluma study area is defined by the LAFCO sphere of influence.
- The city has a growth management program which limits residential development approvals to the creation of 500 lots per year, with exemptions for carry-over and infill.
- The 1993 revision used the city's Residential Development Map dated 1/1/93 as the source for residential potential.
- The 1993 revision used the city's Business Park & Industrial Development Survey as the source of basic potential.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82		
Residential	143	415	558	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	98	108	207	Date(s) of Revisions: 4-83, 10-86, 10-91, 3-93		
Basic	66	124	190	Agency(ies) Contacted: Planning		
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority		
All Uses	307	647	954			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)		
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000
1990-2000	143	2,016	14.1	Residential	0	0
POST-2000	415	2,630	6.3	Local-Serving	0	0
TOTAL	558	4,646	8.3	Basic	0	0
				Housing Units:	0	
				Units per Acre:	0	
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES		
				Infill:		0
				Rebuild:		0
				Conversion:		0
				Status Unknown:		0
				Total Second Growth/Redevelopment		0
				LAND USE SHIFT OF DEVELOPED ACRES FROM:		
				Residential		0
				Local-Serving		0
				Basic		0

NOTES/COMMENTS

- The Rohnert Park study area is defined by the LAFCO sphere of influence.
- The 1993 revision identified sewer constraints which will limit residential development for the near term.
- Near-term (1990-2000) residential potential for the 1993 revision was based on project areas identified in the 1990 General Plan and in the traffic analysis zone land use data provided to the Sonoma County Transportation Authority by the local Planning Department. The majority of post-2000 residential potential is located on unincorporated land within the sphere of influence: ABAG staff assumed a residential density of 5 units per acre.
- Near-term (1990-2000) non-residential potential for the 1993 revision was based on the traffic area zone land use data provided to the Sonoma County Transportation Authority by the local Planning Department. An average floor-to-area ratio of 1:3 was assumed to estimate acreage associated with the square footages provided. Post-2000 non-residential potential is derived from the remaining potential identified in the 1990 General Plan.
- The 1993 revision includes the Canon Manor area with a potential of 630 units, which cannot be serviced in the near term.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION		
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82		
Residential	4,517	2,470	6,987	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93		
Local-Serving	196	366	561	Date(s) of Revisions: 8-84, 12-88, 8-91, 3-93		
Basic	178	157	335	Agency(ies) Contacted: Community Development		
Mixed Uses	0	0	0			
All Uses	4,891	2,992	7,883			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	4,517	9,564	2.1	Residential	0	0	0
POST-2000	2,470	11,838	4.8	Local-Serving	0	0	0
TOTAL	6,987	21,402	3.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	31
Rebuild:	54
Conversion:	443
Status Unknown:	0
Total Second Growth/Redevelopment	528

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	41
Local-Serving	0
Basic	443

NOTES/COMMENTS

- The Santa Rosa study area is the LAFCO sphere of influence.
- Santa Rosa has a growth management program which limits residential development to an allotment of 1,000 units per year through 1995, with a provision to decrease the annual allotment by 50 units every 5 years.
- The 1993 revision relied the city's Proposed & Approved Projects Map and Development Application Summary dated 1/8/93 as the source for residential development potential. The majority of post-2000 residential potential is on unincorporated land within the sphere of influence, on the southwestern edge of the city.
- The city's Development Application Summary (1/8/93) was the source for 1993 revisions for local and basic potential. Post-2000 potential is based on the total potential identified in the 1991 General Plan (Page III-18).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 2-82	
Residential	111	601	712	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	18	52	70	Date(s) of Revisions: 3-93	
Basic	2	1	3	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority	
All Uses	131	654	785		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	111	401	3.6	Residential	0	0	0
POST-2000	601	1,331	2.2	Local-Serving	0	0	0
TOTAL	712	1,732	2.4	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Sebastopol study area is defined by the LAFCO sphere of influence.
- Sewer and water distribution constraints, identified during the 1993 revision, will limit residential development for the near term.
- Near-term (1990-2000) potential for all land uses for the 1993 revision was based on the traffic analysis zone land use data provided to the Sonoma County Transportation Authority by the local Planning Department.
- Post-2000 potential for all land uses is based on the total buildout potential identified in the March 1992 General Plan Background Report (Tables 4 and 5).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	308	653	961	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	22	25	47	Date(s) of Revisions: 12-85, 4-93	
Basic	0	232	232	Agency(ies) Contacted: Planning	
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority	
All Uses	330	910	1,240		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	308	1,046	3.4	Residential	0	0	0
POST-2000	653	2,684	4.1	Local-Serving	0	0	0
TOTAL	961	3,730	3.9	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The City of Sonoma study area includes the LAFCO sphere of influence and some basic (industrial) potential within the city's General Plan "secondary sphere" area (see also notes under "e." below).
- The city has a growth management program which limits residential development to 100 units per year, with an exemption for affordable housing projects.
- Near-term (1990-2000) residential and local serving potential for the 1993 revision was based on the traffic analysis zone land use data collected by the Sonoma County Transportation Authority from the local Planning Department.
- At the time of the 1993 revision, Sonoma was in the process of updating its General Plan, so policies are in flux. Post-2000 residential and local serving potential were based on data provided by city staff contained in the "Summary Comparisons" table of land uses created for the General Plan update.
- The source of basic potential is the 1985 General Plan which identifies 114 acres of light industrial and 118 acres of office park potential (Page CDE-36). This acreage is located entirely outside the city limits and adopted LAFCO sphere of influence.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION			
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82			
Residential	815	341	1,156	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93			
Local-Serving	17	68	84	Date(s) of Revisions: 12-91, 4-93			
Basic	19	314	333	Agency(ies) Contacted:			
Mixed Uses	0	0	0	City Planning			
All Uses	851	723	1,574	County Planning			
				Sonoma Co. Transportation Authority			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	815	3,676	4.5	Residential	0	0	0
POST-2000	341	1,508	4.4	Local-Serving	0	0	0
TOTAL	1,156	5,184	4.5	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		
				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES			
				Infill:		0	
				Rebuild:		0	
				Conversion:		0	
				Status Unknown:		0	
				Total Second Growth/Redevelopment		0	
				LAND USE SHIFT OF DEVELOPED ACRES			
				FROM:			
				Residential		0	
				Local-Serving		0	
				Basic		0	

NOTES/COMMENTS

- The Windsor study area is generally defined by the city limits. The Windsor urban service area is assumed to be entirely within the city limits. Windsor incorporated in 1992 and did not have an adopted LAFCO sphere at the time of the 1993 revision.
- The 1993 revision relied on the total residential potential for the Windsor Urban Service Area provided by the County. Healdsburg Area Table of the residential land study done in conjunction with the Sonoma County 1991 General Plan.
- Near-term (1990-2000) non-residential potential for the 1993 revision was based on the traffic analysis zone land use data provided to the Sonoma County Transportation Authority by the County Planning Department. An average floor-to-area ratio of 1:3 was assumed to convert projected non-residential square footage to acreage. Post-2000 non-residential potential is based on the 1986 Windsor Specific Plan (Page 65).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	7,691	6,807	14,498	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	7,691	6,807	14,498	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	7,691	953	0.1	Residential	0	0	0
POST-2000	6,807	836	0.1	Local-Serving	0	0	0
TOTAL	14,498	1,789	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Santa Rosa study area reflects a County-designated planning area which includes the following subareas: Bennet Valley, North Sonoma Valley, Franz Valley-St. Helena, North Santa Rosa, Larkfield-Wikiup Rural, Airport Rural, West Santa Rosa, Laguna, and Rural South. Development potential outside city spheres of influence are identified.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- A capacity of 9,915 units (remaining to buildout; 1993-2005) exists, including approximately 2,340 in the Rural Area and 7,580 in the Urban Area. However, based on more realistic expectations of likely development, a potential of approximately 1,790 units is identified for this planning area for a twenty-year period.
- The following density assumptions were made to estimate acreage associated with the dwelling unit potential: 5 acres per dwelling unit in census tract 152700 and 10 acres per dwelling unit in other tracts.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	1,626	1,134	2,760	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	1,626	1,134	2,760	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	1,626	453	0.3	Residential	0	0	0
POST-2000	1,134	308	0.3	Local-Serving	0	0	0
TOTAL	2,760	761	0.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Sebastopol study area is defined by a County-designated planning area which includes the following subareas: Graton, Bloomfield, Sebastopol North, Sebastopol South, Burnside/Valley Ford, Roblar, and Gravenstein. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumptions were made to estimate acreage associated with the dwelling unit potential: 1.8 units per acre in the Graton urban service area; 1 unit per 10 acres for single family units; 8 units per acre for multiple family units.
- A theoretical capacity of 1,531 units (remaining to buildout; 1993-2005) exists. However, based on more realistic expectations of likely development, a potential of approximately 760 units is identified for a twenty-year period. For 1993-2005, the Board of Supervisors-adopted growth management plan is in place which limits new units to a total of 27 per year. However, in the early 1990's an average of 100 units per year were built.
- Urban development potential outside the Sebastopol sphere of influence is limited to Graton; this area faces water and sewer infrastructure constraints.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	2,385	1,872	4,256	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	2,385	1,872	4,256	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	2,385	275	0.1	Residential	0	0	0
POST-2000	1,872	208	0.1	Local-Serving	0	0	0
TOTAL	4,256	483	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Healdsburg study area is defined by a County-designated planning area which includes the following subareas: Southwest Windsor, Middle Reach, Big Ridge, Lytton-Dry Creek, Alexander Valley, Porter-Creek-Chalk Hill, Healdsburg Rural East. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumption was used to estimate acreage associated with the dwelling unit potential: 1 unit per 10 acres.
- A theoretical capacity of 7,118 units (remaining to buildout; 1993-2005) exists in the planning area including 5,044 in the Urban Area and 2,074 in the Rural Area. However, based on more realistic expectations of likely development, a potential of approximately 483 units is identified for the rural area for a twenty-year period.
- Much of the unincorporated areas outside urban service areas is subject to access, slope and service constraints. Also land within the Alexander Valley will be retained as vineyard.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	5,907	5,632	11,539	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	5,907	5,632	11,539	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	5,907	941	0.2	Residential	0	0	0
POST-2000	5,632	896	0.2	Local-Serving	0	0	0
TOTAL	11,539	1,837	0.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- a. The Rural Sonoma Valley study area is defined by a County-designated planning area which includes the following subareas: Boyes/El Verano, Eldridge, Glen Ellen, Kenwood, Rural North, Sonoma Mountain/ Enterprise, Eastern Mountains, Rural West, Leveroni/Bonneau, Rural Southeast and South Valley. Development potential reflects rural areas and urban areas outside city spheres of influence.
- b. The 1993 revision was based on detailed input from the General Plan (2005 buildout), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- c. The following density assumptions were used to estimate acreage associated with the dwelling unit potential: 2.6 - 2.9 units per acre in census tracts 150200, 150301, and 150500; 1 unit per 10 acres for rural single family and 8 units per acre for multiple family units.
- d. A theoretical capacity of 2,850 units (remaining to buildout; 1993-2005) exists in the planning area. However, based on more realistic expectations of likely development, approximately 90 units per year is assumed; a potential of approximately 1,800 units is identified for the rural area for a twenty-year period.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	3,857	5,026	8,883	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	3,857	5,026	8,883	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,857	426	0.1	Residential	0	0	0
POST-2000	5,026	555	0.1	Local-Serving	0	0	0
TOTAL	8,883	981	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Petaluma study area is defined by a County-designated planning area which includes the following subareas: West Petaluma, Dairy Belt, Lakeville, and Sonoma Mountain. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumption was used to estimate acreage associated with the dwelling unit potential: 1 unit per 10 acres for rural single family.
- A theoretical capacity of 2,001 units (remaining to buildout; 1993-2005) exists in the planning area. However, based on more realistic expectations of likely development, a potential of approximately 980 units is identified for the rural area for a twenty-year period.
- Significant development in the rural areas would require subdivision which County staff feels is unlikely; the General Plan indicates densities of 60-100 acres per unit in these areas (the minimum density captured by the Local Policy Survey is 1 unit per 10 acres).

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey:	3-82
Residential	986	1,379	2,365	Date(s) of Local Review:	11-82, 11-85, 6-91, 7-93
Local-Serving	0	0	0	Date(s) of Revisions:	4-93
Basic	0	0	0	Agency(ies) Contacted:	County Planning
Mixed Uses	0	0	0	Sonoma Co. Transportation Authority	
All Uses	986	1,379	2,365		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	986	199	0.2	Residential	0	0	0
POST-2000	1,379	234	0.2	Local-Serving	0	0	0
TOTAL	2,365	433	0.2	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Rohnert Park/Cotati study area is defined by a County-designated planning area which includes the following subareas: urban service areas outside Cotati, Rohnert Park, Penngrove and Southwest Santa Rosa, and Rural Penngrove, Stony Point South, Stony Point North, Snyder Lane, and Pressley-Lichau. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumptions were used to estimate acreage associated with the dwelling unit potential: 2.5 units per acre for single family and 8 units per acre for multiple family within urban service areas; 1 unit per 10 acres within rural areas.
- A theoretical capacity of 1,137 units (remaining to buildout; 1993-2005) exists in the planning area. However, based on more realistic expectations of likely development, a potential of approximately 433 units is identified for twenty-year period.
- Development potential in Penngrove is limited by water and sewer constraints. Much of the area is constrained by poor access, limited water, unstable slopes and lack of urban services.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	4,835	6,161	10,996	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	4,835	6,161	10,996	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	4,835	733	0.2	Residential	0	0	0
POST-2000	6,161	906	0.1	Local-Serving	0	0	0
TOTAL	10,996	1,639	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Rural Russian River study area is defined by a County-designated planning area which includes the following subareas: urban service areas of the Russian River and Forestville, Monte Rio, Summerhome, Rural Forestville, Sweetwater Strings, Cazadero-Armstrong, Freezeout and Pocket Canyon. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumption was used to estimate acreage associated with the dwelling unit potential: urban area densities of 1.8 units per acre in census tract 1537.01 and 1.4 units per acre in census tract 1537.02; 8 units per acre for multiple family rural densities of 1 unit per 5 acres in Summerhome and 1 unit per 10 acres in other areas.
- A theoretical capacity of 3,019 units (remaining to buildout; 1993-2005) exists in the planning area including 863 in the Urban Area and 2,156 in the Rural Area. However, based on more realistic expectations of likely development, a potential of approximately 1,640 units is identified for the rural area for a twenty-year period.
- Development potential is constrained by access and slope problems in hillside fringe areas. Development in Guerneville and Forestville is limited by sewer treatment constraints.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	3,459	3,476	6,936	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	3,459	3,476	6,936	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,459	1,102	0.3	Residential	0	0	0
POST-2000	3,476	1,095	0.3	Local-Serving	0	0	0
TOTAL	6,936	2,197	0.3	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0
LAND USE SHIFT OF DEVELOPED ACRES	
FROM:	
Residential	0
Local-Serving	0
Basic	0

NOTES/COMMENTS

- The Sonoma Coast study area is defined by a County-designated planning area which includes the following subareas: urban service areas of Bodega Bay, Sea Ranch and Occidental, and rural areas of Jenner, Timber Cove, Freestone/Joy Road, Rural North Coast, Cazadero/Fort Ross and Rural South Coast. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (2005 buildout), provided by County Planning staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumption was used to estimate acreage associated with the dwelling unit potential: urban area densities of 1 unit per acre for single family and 8 units per acre for multiple family; rural densities of 1 unit per 5 acres.
- A theoretical capacity of 5,621 units (remaining to buildout; 1993-2005) exists in the planning area including 2,224 in the Urban Area and 3,397 in the Rural Area. However, based on more realistic expectations of likely development, a potential of approximately 2,200 units is identified for the rural area for a twenty-year period.
- Development potential in Bodega Bay and Sea Ranch will consist almost entirely of resort, retirement and vacation home development and many will not be occupied on a year-round basis. However, it is assumed that over a twenty-year time horizon, some vacation homes will transition to year-round use. Rural portions of the planning area are constrained by poor access, steep slopes and limited public services.

SUMMARY OF DEVELOPABLE LAND (GROSS ACRES), POST 1990				SURVEY INFORMATION	
LAND USE	AVAILABLE 1990-2000	AVAILABLE POST-2000	TOTAL ACRES	Date of Original Survey: 3-82	
Residential	3,050	4,326	7,376	Date(s) of Local Review: 11-82, 11-85, 6-91, 7-93	
Local-Serving	0	0	0	Date(s) of Revisions: 4-93	
Basic	0	0	0	Agency(ies) Contacted:	
Mixed Uses	0	0	0	County Planning	
All Uses	3,050	4,326	7,376	Sonoma Co. Transportation Authority	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS (INCLUDES RESIDENTIAL AC, UNITS FROM MIXED)				MIXED USE LAND (ACRES)			
	ACRES	UNITS	DU/AC	TYPE OF USE	1990-2000	POST 2000	TOTAL
1990-2000	3,050	400	0.1	Residential	0	0	0
POST-2000	4,326	548	0.1	Local-Serving	0	0	0
TOTAL	7,376	948	0.1	Basic	0	0	0
				Housing Units:	0		
				Units per Acre:	0		

SECOND GROWTH/REDEVELOPMENT POTENTIAL ACRES	
Infill:	0
Rebuild:	0
Conversion:	0
Status Unknown:	0
Total Second Growth/Redevelopment	0

LAND USE SHIFT OF DEVELOPED ACRES FROM:	
Residential	0
Local-Serving	0
Basic	

NOTES/COMMENTS

- The Rural Cloverdale study area is defined by a County-designated planning area which includes the following subareas: urban service areas of Cloverdale and Geyserville and rural areas of Lake Sonoma, Canyon-Dry Creek, Highway 128 South, Maacamas, KGRA, Cloverdale Valley and portions of Alexander Valley. Development potential reflects rural areas and urban areas outside city spheres of influence.
- The 1993 revision was based on detailed input from the General Plan (buildout 2005), provided by County Planning Staff. For residential potential, the County provided data tables showing existing units, percent buildout, remaining unit capacity and expected unit development. County Staff also provided data on historical development trends and development constraints. Near-term (1990-2000) residential potential identified by the Sonoma County Transportation Authority was also reviewed to assist with development staging. ABAG staff assumed that commercial and industrial development would occur primarily within city spheres of influence.
- The following density assumption was used to estimate acreage associated with the dwelling unit potential: urban area densities of 1.3 units per acre for single family and rural densities of 1 unit per 10 acres.
- A theoretical capacity of 2,057 units (remaining to buildout; 1993-2005) exists in the planning area including 247 in the Urban Area and 1,810 in the Rural Area. However, based on more realistic expectations of likely development, a potential of approximately 948 units is identified for the area for a twenty-year period (1990-2010).
- Development potential is constrained by poor access, steep slopes and limited public services.

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